

Canterbury City Council Planning Policy

Authority Monitoring Report

April 2015 to March 2017



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Canterbury District Local Plan Authority Monitoring Report

April 2015 – March 2017

1.0 Introduction and format of the Monitoring Report

- 1.1 This monitoring report will look at the monitoring from April 2015 to March 2017. It will examine the outcomes of the Housing Information Audit and the Local Development Scheme. The 2015/17 Housing Information Audit incorporates the figures for the 2015/16 & 2016/17 monitoring period. A Commercial Information audit was not carried out for this monitoring period.
- 1.2 This report will also look at performance indicators, local indicators and targets for future monitoring.
- 1.3 This Authority Monitoring Report monitors the general performance of the City Council in implementing its land use policies and objectives set out in the Local Development Plan.
- 1.4 Monitoring is a major task and the monitoring report highlights priorities. The Council relies heavily 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.
- 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 is 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 natural and built 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 diversifying, 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, and an Area of High Landscape Value (AHLV) associated with the North Kent Marshes, the Blean Woods and the North Downs. 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 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.

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 (Source: Canterbury District Transport Strategy 2017)

2.4 Culture and Heritage

- Canterbury City (including 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 7.2 million visitors in 2015, this included 649,000 staying visitor trips. Visitors to Canterbury district were estimated to contribute £453,865,700 in economic impact in 2015 and the visitor economy is estimated to have supported 9,378 jobs. (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

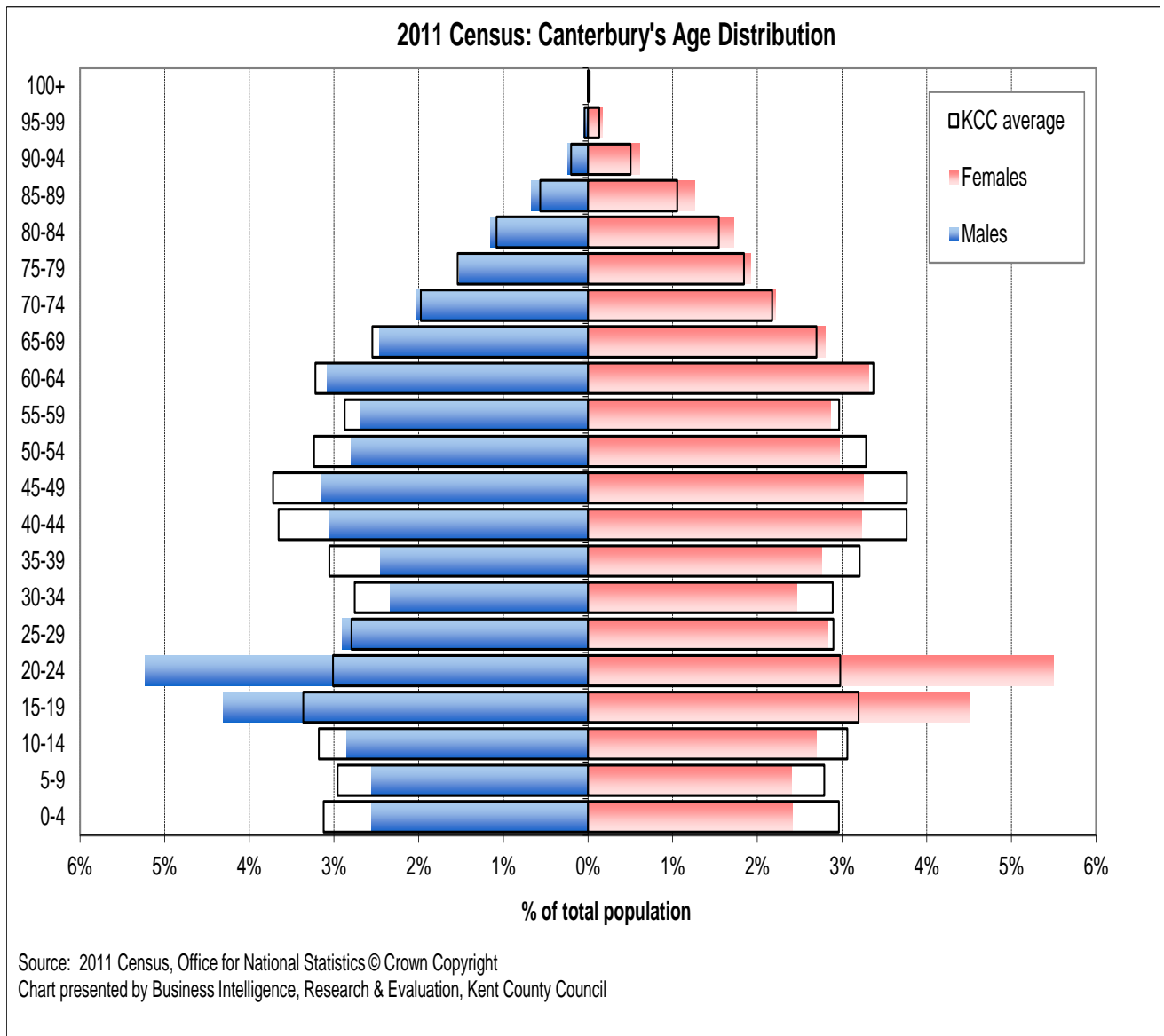
Presented by Business Intelligence, Research & Evaluation, Kent County Council - October 2012

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%

Presented by Business Intelligence, Research & Evaluation, Kent County Council - October 2012

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 (source: 2011 Census)

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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Presented by Business Intelligence: Research & Evaluation, Kent County Council, October 2012

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 i.e. students.

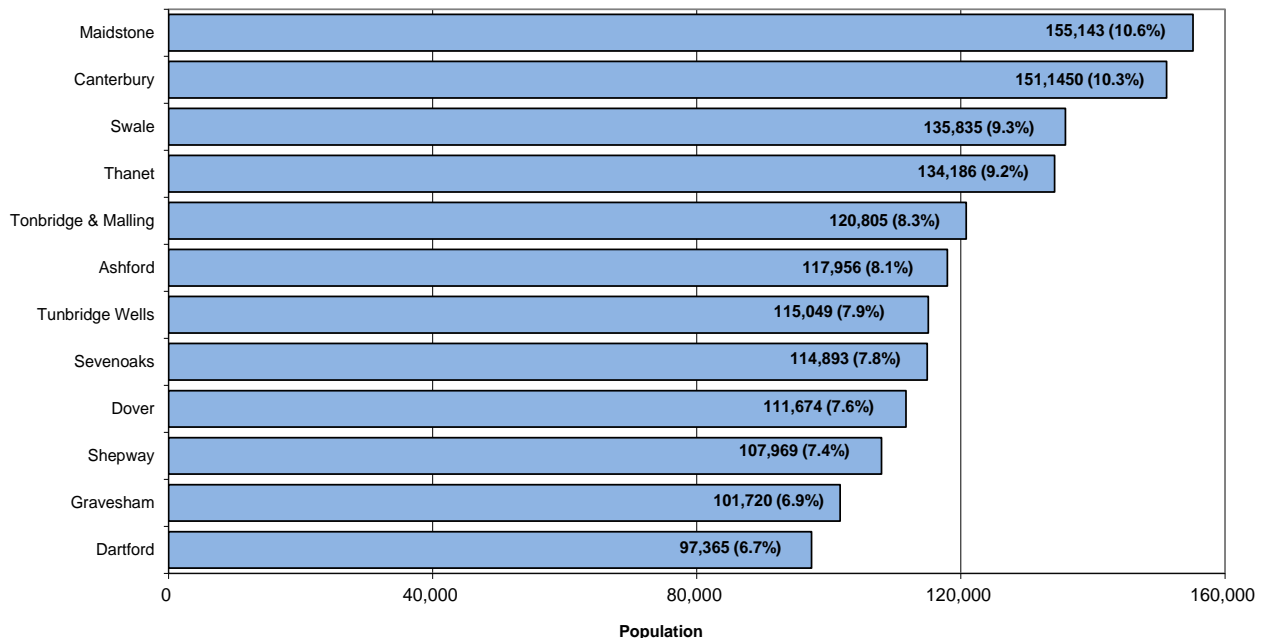
Total population change: KCC Area and districts				
	2001	2011	2001/2011 Change	
			Number	%
Kent	1,329,719	1,463,740	134,021	10.1%
Ashford	102,673	117,956	15,283	14.9%
Canterbury	135,277	151,145	15,868	11.7%
Dartford	85,906	97,365	11,459	13.3%
Dover	104,571	111,674	7,103	6.8%
Gravesham	95,712	101,720	6,008	6.3%
Maidstone	138,945	155,143	16,198	11.7%

Total population change: KCC Area and districts				
	2001	2011	2001/2011 Change	
			Number	%
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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Presented by Business Intelligence: Research & Evaluation, Kent County Council, October 2012

- 2.6 The Kent County Council (KCC) area has a population of 1,463,740 (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
Presented by Business Intelligence, Research & Evaluation, Kent County Council

3.0 Progress on LDS milestones

- 3.1 The Local Development Scheme is the document that sets out Canterbury City Council's timeline for the preparation of the Local Plan and related development plan documents for Canterbury district. The previous Local Development Scheme was approved by the Council on 23 July 2015. This was revised in June 2016. The LDS is revised, as appropriate.

Changes to the Planning System

The Government undertook some far-reaching changes to the planning system:

- The National Planning Policy Framework (NPPF) indicated that Council's should produce a single Local Plan for its area.
- Although subject to some changes, the Statement of Community Involvement and Authority Monitoring Report remain.

Following these changes, the Council reviewed its work programme and approach to Plan preparation and decided to take forward its Core Strategy work in a Local Plan format.

Local Plan

In brief, Canterbury City Council prepared the following, as part of the Local Plan preparation:

- Statement of Community Involvement (Adopted April 2007)
- Core Strategy Options document (Options consultation January 2010)
- Preferred Option Local Plan (June 2013)
- Publication Draft Local Plan (June 2014) (consultation took place in July /August 2014)
- Formal Submission of the Canterbury District Local Plan Publication Draft June 2014 to the Secretary of State (November 2014)
- Proposed Amendments (November 2015)
- Adoption of Local Plan (July 2017)

Examination in Public by an Independent Inspector was carried out in 2 stages. Stage 1 of the Examination took place in July 2015, subsequently Stage 2 Examination took place in July & September 2016.

Following this the Inspector produced Main Modifications to the Draft Local Plan 2014 and the Council went out to public consultation on these modifications (February/March 2017).

The Local Plan was adopted on 13 July 2017, following the Inspector's report and the suggested Main Modifications being made to the plan.

Herne Bay Area Action Plan was adopted in April 2010, this forms part of the Local Plan.

Bridge Neighbourhood Plan – The Bridge Neighbourhood Plan area was designated on 25 July 2013. Work is progressing on the Plan with the aim to have a draft document for consultation in early 2018.

3.2 **Supplementary Planning Documents**

Supplementary Planning Documents provide guidance to supplement the policies in the Local Plan. They do not form part of the statutory development plan, but form part of the planning framework for decision-making.

The NPPF states 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 regulations, detailed programmes for SPDs are no longer required to be set out in the LDS. However, it is the Council's intention to continue to include broad information about any SPD work.

At this time, work on SPDs includes:

Gypsy & Traveller Sites DPD - This document will provide the framework for the provision of sites for Gypsy and Traveller accommodation. The Council carried out a "call for sites" and engaged with the local Gypsy and Traveller community to ascertain more detail about accommodation needs. This took place during November 2014 and January 2015. Further work will be carried out in 2017 to advance this document.

Preparation of a new Developer Contributions SPD – a review of the existing SPD and preparation of a new SPD is expected to commence in 2018, in parallel with the development of any Community Infrastructure Levy.

Landscape Character & Biodiversity Assessment SPD – this SPD, will replace existing Landscape Character SPGs. A draft document went out to consultation alongside the Draft Local Plan in June 2013. A review and update of this document will take place in 2018.

Green Infrastructure Strategy – this strategy is currently in preparation. Consultation will take place in 2018.

Open Space Strategy – this strategy is expected to be finalised in 2018.

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 meetings that have taken place, during this monitoring period, between the City Council and other DtC partners.

4.8 Details of the nature of co-operation is set out in chronological order.

Record of Consultation and Engagement with Duty to Cooperate partners

1st April 2015 to 31st March 2017

The following sets out a table of meetings attended by Canterbury City council Officers with Duty to Cooperate partners.

Key:

Date: When

Consultee(s): Who was there / target audience

Purpose: What was the purpose of the meeting/consultation etc

Outcome: Summary of outcome

Location: Where the meeting/event was held, and if applicable, a public notice is place

Format: What was the format, ie formal meetings are those held in public and advertised via public notice; all other meetings etc are informal

Date	Consultee(s)	Purpose	Outcome	Location	Format
2/4/15	Stagecoach East Kent/ Kent County Council Highways	Quality Bus Partnership quarterly meeting	Discussion of matters that affect Stagecoach bus performance, planning applications that impact on bus services and achievements towards performance targets	Canterbury City Council	Informal meeting
17/4/15	Thanet District Council	Thanet Coast Strategic Access Management and Monitoring Strategy Memorandum of Understanding – to discuss and progress Memorandum of Understanding for the provision of joint mitigation against recreation impacts on the Thanet Coast SPA	Start drafting Memorandum of Understanding	Canterbury City Council	Informal meeting
24/04/17	Kent Planning Officers Group	Liaison between Kent Planning Officers	Information Sharing and Planning update	Dartford Borough Council	Informal Meeting
5/5/15	Highways England	Wincheap	Scoping meeting for design of off slip	Canterbury City Council	Informal meeting
19/06/15	Kent Planning Officers Group	Liaison between Kent Planning Officers	Information Sharing and Planning update	Medway City Council	Informal Meeting
14/5/15	Highways England	Consultation on Lower Thames Crossing	Information sharing and advise HE of any issues or impacts that construction of the Lower Thames Crossing could have on Canterbury district	Canterbury City Council	Informal meeting
3/7/15	Stagecoach East Kent, Kent County Council Highways	Quality Bus Partnership quarterly meeting	Discussion of matters that affect Stagecoach bus performance, planning applications that impact on bus services and achievements towards performance targets	Canterbury City Council	Formal meeting

Date	Consultee(s)	Purpose	Outcome	Location	Format
04/09/17	Kent Planning Officers Group	Liaison between Kent Planning Officers	Information Sharing and Planning update	Shepway Borough Council	Informal Meeting
22/9/15	North Kent Environment Planning Group	To discuss Strategic Access Management and Monitoring Strategy and Memorandum of Understanding	Progressing Memorandum of Understanding	Swale Borough Council	Informal meeting
25/9/15	Natural England and Kent Wildlife Trust	To discuss and seek views on potential additional sites	Discussion of issues	Natural England Office, Ashford	Informal meeting
29/9/15	Joint Transportation Board: Kent County Council officers Kent County Council councillors Canterbury City Council councillors Canterbury City Council officers A parish council rep The public	Highway matters: <ul style="list-style-type: none"> • Environmental improvements King's Road and Park • Parking Restriction Changes • Street Lighting LED project • Highway works programme 	The Board makes recommendations to Kent County Council Cabinet member for Highways and to Canterbury City Council Committees on proposed transportation schemes and issues that affect the highway.	Meeting held and notice at the Guildhall, Canterbury. Additional notices placed at council offices (Canterbury & Herne Bay) and on the council's web site.	Formal meeting
2/10/15	Stagecoach East Kent/ Kent County Council Highways	Quality Bus Partnership quarterly meeting	Discussion of matters that affect Stagecoach bus performance, planning applications that impact on bus services and achievements towards performance targets	Canterbury City Council	Informal meeting
15/10/15	Kent County Council Planning, Education, Highways	District liaison meeting	To update progress on the Local Plan and strategic sites	Kent County Council Maidstone	Informal meeting
21/10/15	Kent University	Travel planning, transport issues	Ongoing progress and information sharing	University	Informal meeting
21/10/15	Network Rail	Kent Route Study wider stakeholder briefing	Information on how the study will progress	St Pancras	Workshop
23/10/15	Kent Planning Officers Group	Liaison between Kent Planning Officers	Information Sharing and Planning update	Swale Borough Council	Informal Meeting

Date	Consultee(s)	Purpose	Outcome	Location	Format
26/10/15	Network Rail	Safety improvements at level crossing Glebe Way, Whitstable	Network Rail consultation attended by Canterbury City Council as a consultee	Whitstable	Exhibition
28/10/15	Kent County Council	Infrastructure meeting	To discuss progress on infrastructure related to the local plan and on the strategic sites	Canterbury City Council	Informal meeting
3/11/15	Bridge Neighbourhood Plan Group	Bridge Neighbourhood Plan	Update and advise on neighbourhood plan	Canterbury City Council	Informal meeting
20/11/15	Kent Invicta Chamber of Commerce partners (e.g. businesses, universities, colleges etc)	Chamber members discussed housing, education and construction issues	Update on Local Plan progress and raised issues regarding shortage of new housing	Canterbury Innovation Centre	Formal meeting
1/12/15	Thanet District Council Officers	Thanet Coast Memorandum of Understanding – to discuss and progress Memorandum of Understanding for the provision of joint mitigation against recreation impacts in the Thanet Coast SPA.	Draft Memorandum of Understanding	Canterbury City Council	Informal meeting
11/12/16	Kent Planning Officers Group	Liaison between Kent Planning Officers	Information Sharing and Planning update	Canterbury City Council	Informal Meeting
08/01/16	Kent County Council, Kent County Council Councillors, Canterbury City Council Councillors, Stagecoach	Transport strategy, local plan, planning applications, network improvements and operational bus issues update	Information Sharing	Canterbury City Council	Informal meeting
15/01/16	Kent Planning Policy Forum	Planning update	Information Sharing	KCC, Maidstone	Informal meeting
19/01/16	East Kent Councils	Planning update	Information Sharing	Ashford Borough Council	Informal meeting
20/01/16	South East Water	Update on Broad Oak Reservoir and Richborough Connection	Information update	Canterbury City Council	Informal meeting

Date	Consultee(s)	Purpose	Outcome	Location	Format
22/01/16	North Kent Strategic Access Management and Monitoring Strategy	Update on North Kent Strategic Access Management and Monitoring Strategy work	Agreement on way forward for North Kent Strategic Access Management and Monitoring Strategies	Medway Council Offices	Informal meeting
01/02/16	Kent County Council Highways	Sturry and Herne Capacity Study	Information update	Kent County Council Highways Depot, Ashford	Informal meeting
05/02/16	Kent Planning Officers Group	Liaison between Kent Planning Officers	Information Sharing and Planning update	Dartford Borough Council	Informal Meeting
09/02/16	Dover District Council	Wincheap Retail Capacity Study	Discussion of retail study	Canterbury City Council	Informal meeting
10/02/16	Kent County Council	Update meeting on Local Plan and Health	Information update	Canterbury City Council	Informal meeting
12/02/16	Natural England	Strategic Access Management and Monitoring Strategy	Information update	Ashford	Informal meeting
04/03/16	Thanet District Council	Planning update	Information Sharing	Thanet DC	Informal meeting
11/03/16	Kent Planning Policy Forum	Planning update	Information Sharing	Kent County Council, Maidstone	Informal meeting
15/03/16	Ashford Borough Council	Gypsy and Traveller Update	Information Sharing	Ashford Borough Council	Informal meeting
21/03/16	NHS/Clinical Commissioning Group	Local Plan update	Information update	Canterbury City Council	Informal meeting
07/04/16	Kent County Council officers, Canterbury City Council officers, Councillor, Stagecoach Staff	Transport Strategy, local plan, planning applications, network improvements and operational bus issues	Information Sharing	Canterbury City Council	Informal meeting
15/04/16	Kent Planning Officers Group	Liaison between Kent Planning Officers	Information Sharing and Planning update	Maidstone Borough Council	Informal Meeting
24/06/16	Kent Planning Officers Group	Liaison between Kent Planning Officers	Information Sharing and Planning update	Dover District Council	Informal Meeting

Date	Consultee(s)	Purpose	Outcome	Location	Format
13/05/16	Kent Planning Policy Forum	Planning update	Information Sharing	Kent County Council, Maidstone	Informal meeting
23/05/16	Kent County Council	Kent County Council District Liaison Meeting	Information Sharing	Kent County Council, Maidstone	Informal meeting
14/06/16	Local Authorities, Clinical Commissioning Group, NHS	Health and Wellbeing workshop	Information fed into Local Plan	Kent County Council, Maidstone	Workshop
09/08/16	Network Rail, South Eastern Rail	Access to Canterbury West Station	Discussion	Network Rail Euston	Informal meeting
09/09/16	Kent Planning Officers Group	Liaison between Kent Planning Officers	Information Sharing and Planning update	Ashford Borough Council	Informal Meeting
11/08/16	East Kent Duty to Cooperate		Information Sharing	Ashford Borough Council	Informal meeting
27/09/16	Thanet District Council	Strategic Access Management and Monitoring Strategy	Agreement as to initial Draft of Service Level Agreement	Thanet District Council Offices	Informal meeting
13/10/16	Bridge Neighbourhood Plan Group	Bridge Neighbourhood Plan	Update on progress of Neighbourhood Plan	Canterbury City Council	Informal meeting
21/10/16	Kent Planning Officers Group	Liaison between Kent Planning Officers	Information Sharing and Planning update	Tonbridge and Malling Borough Council	Informal Meeting
25/10/16	Kent County Council	The operation and Performance of Quality Bus Partnership	Recommendation that the Quality Bus Partnership should continue with an elected member from KCC invited to all meetings.	Kent County Council, Maidstone	Kent County Council Local Transport Select Committee Informal meeting
01/11/16	Kent County Council	Kent County Council District Liaison Meeting	Information Sharing	Kent County Council, Maidstone	Informal meeting

Date	Consultee(s)	Purpose	Outcome	Location	Format
09/11/16	Historic England, English Heritage, King's School, Christ Church University, Dean and Chapter, St Martin's Church	World Heritage Site Coordinating Committee Meeting	Information Sharing and update on planning applications and issues within the WHS area	Canterbury Cathedral	Formal meeting
14/11/16	Kent County Council officers, Canterbury City Council officers, Canterbury City Council Councillor, Stagecoach Staff	Update on Kent County Council and IL Canterbury City Council Transport Strategy, Local Plan, planning applications, network improvements and operational bus issues	Information Sharing	Canterbury City Council	Informal meeting
18/11/16	Kent Planning Policy Forum	Information update	Information Sharing	Kent County Council, Maidstone	Informal meeting
30/11/16	Shepway Borough Council	Growth Options	Canterbury City Council input into the potential site allocations	Shepway Borough Council Folkestone	Informal meeting
09/09/16	Kent Planning Officers Group	Liaison between Kent Planning Officers	Information Sharing and Planning update	Medway City Council	Informal Meeting
13/12/16	Kent Conservation Officers Group	Heritage update	Information Sharing	The Beaney, Canterbury	Informal meeting
13/1/17	Kent Planning Policy Forum	Update on London Plan, Minerals and Waste Plan, Kent and Medway Growth and Infrastructure Framework	Information sharing to ensure informative decisions are made Council wide	Kent County Council, Maidstone	Informal meeting
17/01/17	Bridge Neighbourhood Plan Group	Bridge Neighbourhood Plan	Update on progress of Neighbourhood Plan	Canterbury City Council	Informal meeting
19/01/17	Thanet District Council	Preferred Option Thanet Local Plan Meeting	Update on Preferred Option	Thanet District Council	Informal meeting
24/01/17	Kent County Council	Canterbury Ring Road strategy	Further design and modelling work to be commissioned by Kent County Council	Kent County Council Highway Depot, Ashford	Informal meeting
21/01/17	Kent Planning Officers Group	Liaison between Kent Planning Officers	Information Sharing and Planning update	Tunbridge Wells Borough Council	Informal Meeting

Date	Consultee(s)	Purpose	Outcome	Location	Format
22/02/17	East Kent Councils	Information Update	Information Sharing	Ashford Borough Council	Informal meeting
10/03/17	Kent Planning Policy Forum	Update on Kent and Medway Growth and Infrastructure Framework , Housing White Paper, London Plan	Information Sharing	Kent County Council, Maidstone	Informal meeting
17/03/17	Kent County Council, Stagecoach	Bus station capacity	Further options to be pursued	Stagecoach office St George's Lane	Informal Meeting
21/03/17	East Kent Councils	Information Update	Information Sharing	Thanet District Council	Informal meeting
21/03/17	North Kent Environmental Planning Group	To discuss Strategic Access Management and Monitoring Strategy and Memorandum of Understanding	North Kent Strategic Access Management and Monitoring Strategy Management Board Formed	Medway Council Offices	Formal meeting
24/03/17	Kent Planning Officers Group	Liaison between Kent Planning Officers	Information Sharing and Planning update	Dartford Council offices	Informal Meeting

5.0 Business Development

- 5.1 Canterbury district has a unique position within the area as the economic centre for East Kent. The district was relatively resilient during the economic crisis and following recession that began in 2007. The local economy has several important sectors which are all interlinked and support each other such as tourism, education and night time economy.
- 5.2 The shorter-term impacts of the most recent economic recession on the district resulted in a reduction in the size of the local business and employment base between 2008 and 2012. The district has now generally recovered following the end of the recession in 2011.
- 5.3 Historically the area is acknowledged to have been insulated in recessionary times due to the pre-dominance of the public sector locally which has tended to provide relatively stable employment. However, the most recent recession has been different in that the public sector has and will continue to experience a contraction in terms of job numbers. This picture has been further reinforced by successive autumn statements and other budgetary reviews in recent years. Forecasts provided by DTZ had suggested that around 2,000 FTE public sector jobs would be lost in the district between 2011 and 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. To date almost two thirds (65%) of this number were actually lost (-1300) between 2009 and 2015. The public sector in Canterbury district was 40% smaller in 2015 than it was in 2009
- 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.
- 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. 75% of the district's firms have less than 5 employees.
- 5.6 As a result of these economic issues, Canterbury's commercial property market has experienced mixed fortunes, which for the most part is set to continue through 2016-2017. The most recent Kent Property Market Review (2016) considers each of the separate commercial sub-markets in turn. The section below covers it in more detail.

Office Market

- 5.7 In Kent improved business confidence during 2015 spurred strong office demand across the county during 2015 and into 2016, particularly for quality town centre space which remains in relatively short supply.
- 5.8 In turn an increase in rental levels is gathering pace, with take up now at the highest level since the beginning of the recession. This has delivered stronger rental growth than at any time since the financial crisis and economic recession. Rents in Ashford and Canterbury have seen growth of over 10%.

- 5.9 Tenant demand is coming from a range of sectors including those looking to expand and/or relocate to the county to take advantage of these improving economic conditions. In May, Canterbury saw accountancy firm, Wilkins Kennedy, open their 15th office in the South East. The city also saw Albany Capital pre-let two floors of the 907m² (9,760ft²) Grade A office development Logan House, St Andrews Close, to software provider Access Group on a 10 year lease.
- 5.10 Elsewhere George Wilson Holdings have refurbished 9,290m² (100,000ft²) of older properties into Grade A offices at John Wilson Business Park, Whitstable. This East Kent Spatial Development Company (EKSDC) funded refurbishment project will release some 24 new high quality office suites into the market as part of a new managed office space facility.
- 5.11 The major challenge for Kent and indeed the district's office market, one that is beginning to severely restrict supply, is the number of office buildings that have been targeted for conversion to 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. This will become increasingly difficult following the Government's announcement that PDR policy could be extended to allow property owners/developers to acquire, demolish and build new housing. At time of writing some 15,000m² of office stock in the district has prior approval for PDR.
- 5.12 In the district rents increased for the third consecutive year up from £135 per m² to £150 per m². This type of sale/letting reflects growing demand across the County. It is also part of a trend that is being seen across the county where selective town centre additions have been developed to meet demand generated by improving business confidence. Elsewhere in the district, construction of new office space remains at a virtual standstill.
- 5.13 Whilst demand for larger office suites has fallen generally requests for smaller office premises has continued. Serviced offices/managed workspace continue to perform well locally with the £7.3 million Canterbury Business Innovation Centre fully occupied in its seventh 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 city's serviced office facilities all remain fully occupied at time of writing. Additional work is being undertaken to help increase supply to this area of the office market.
- 5.14 Key office sites available 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)
 - Logan House, Canterbury – 1,000 m²

- 5.15 Longer term at Canterbury large-scale developments are being progressed on two key sites.
- Thanington Park, to the west of the city, has been granted outline planning permission. This comprises a new office park together with 750 homes, a new primary school and sports facilities and will support delivery of a new A2 off slip road at Wincheap which will help relieve traffic congestion in the city;
 - Mountfield Park, to the south of the city, will be the largest expansion of Canterbury to date. A hybrid planning application was granted in December 2016. This includes plans for 4,000 homes, 70,000m² of employment space, two primary schools, extensive areas of woodland and open space and a community hub to include health services, local shops and facilities. This development and Thanington Park will help meet the city's office needs for the next fifteen years or so.

Industrial & Distribution Market

- 5.16 In general the ONS continues to report a slight slowdown in UK manufacturing figures following a period of strong growth where industrial output has grown at its quickest pace for three years. Output fell through 2014 but experienced short-lived recoveries in 2015 and 2016. Manufacturing output was down in late 2016. The slowing in the sector is attributed in part to the loss of competitiveness as a weak pound pushes up prices.
- 5.17 As a result Kent's occupational market has been sluggish this year, with demand for mid-sized units particularly affected. Nationally, speculative development has been limited, frustrating occupiers seeking quality space in strong locations. This has driven rental growth, spurring an improved development appetite, including a few schemes in Kent. Elsewhere however the overall availability of stock has reduced significantly limiting options for both existing firms and potential inward investors. Against this backdrop, industrial rents almost across the board in Kent have increased slightly as in Canterbury district (just over £60 per m²).
- 5.18 In this regard occupier demand in Canterbury district has been limited throughout 2015/16. In this period for instance limited new construction work took place at the district's main business parks, Lakesview Business Park and Altira Business Park in Herne Bay. Altira, however has seen the construction of almost 3,000m² of new industrial space which forms part of a mixed commercial scheme by the developer Terrace Hill and also includes a new Sainsburys superstore, although the store is yet to be occupied, the industrial scheme is now fully let.

Retail Market

- 5.19 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, 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.

- 5.20 Prior to the EU referendum, households were feeling more subdued about their finances although spending continued over the summer increased. There is uncertainty ahead as the fall in sterling impacts on prices and margins. Retailers also continue to adjust to structural change, with BHS and Austin Reed the latest casualties. However, active expansion by other retailers is absorbing units in the Kent market. Against this backdrop, retail occupation levels continue to rise in the stronger towns nationally and this is reflected in Kent.
- 5.21 Nationally High Street vacancy rates are seeing a slight improvement, dropping to 12.3% at the end of 2016 from 13% in 2015. In Canterbury, Whitstable and Herne Bay vacancy rates remain comparatively low with rates sitting under 5% across the three towns.
- 5.22 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.
- 5.23 In Canterbury, the City Council purchased a 50% stake in the Whitefriars Shopping Centre in 2016 with plans for improvement. At that time Whitefriars centre was fully let.
- 5.24 Data from the Kent Property Market Report has shown that high street rental values for 2015/16 in Canterbury have started to strengthen following a period of sustained falls. According to Caxtons prime retail rents in Canterbury are now at £1,200 per m², with Seasalt, Smiggle and Nauticalia among new lettings in the City.
- 5.25 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.
- 5.26 Finally the supermarket sector remains cautious, although discount retailers continue to seek sites. At Estuary View in Whitstable a 1,672m² (18,000ft²) Aldi was built in Spring and soon after a Home Bargains discount store. Outside the discount sector, the supermarkets are focused on neighbourhood stores, illustrated by a Marks & Spencer's new store at Estuary View, which was completed in February 2017.
- 5.27 The Council were unable to provide the CIA figures for 2015/17 AMR due to pressures of the Local Plan Examination and the subsequent adoption of the Local Plan.

Total amount of additional employment floorspace – by type

Year	Gains only	B1a	B1b	B1c	B2	B8
2009/10	Total gross external floorspace	4992	0	2882	1488	3807
	Gross Internal Floorspace (-3.75%)	4805	0	2773	1432	3664
2010/11	Total gross external floorspace	2278	0	844	2083	705
	Gross Internal Floorspace (-3.75%)	2193	0	812	2005	679
2011/12	Total gross external floorspace	3597	0	2464	657	2627
	Gross Internal Floorspace (-3.75%)	3462	0	2372	632	2528
2012/13	Total gross external floorspace	138	0	1006	1286	259
	Gross Internal Floorspace (-3.75%)	133	0	968	1238	249
2013/14	Total gross external floorspace	N/A	N/A	N/A	N/A	N/A
	Gross Internal Floorspace (-3.75%)	N/A	N/A	N/A	N/A	N/A
2014/15	Total gross external floorspace	250	0	316	270	4225
	Gross Internal Floorspace (-3.75%)	240	0	304	260	4067
2015/17	Total gross external floorspace	N/A	N/A	N/A	N/A	N/A
2015/17	Gross Internal Floorspace (-3.75%)	N/A	N/A	N/A	N/A	N/A

All figures are rounded to the nearest whole number.

Total additional employment floorspace 2005-2015 (gains, gross external floorspace)

Year	B1a	B1b	B1c	B2	B8
2005/06	5159	0	7845	1565	1248
2006/07	3462	0	7683	1171	3338
2007/08	106	106	2599	6801	939
2008/09	9102	0	2475	693	2426
2009/10	4992	0	2882	1488	3807
2010/11	2278	0	844	2083	705
2011/12	3597	0	2464	657	2627
2012/13	138	0	1006	1286	259
2013/14	N/A	N/A	N/A	N/A	N/A
2014/15	250	0	316	270	4225
2015/17	N/A	N/A	N/A	N/A	N/A

Total amount of NET additional employment floorspace by type (gains and losses)

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

Year	Net additional Floorspace	B1a	B1b	B1c	B2	B8
2012/13	Net additional gross external floorspace	-766	0	-6	1013	-4015
2012/13	Net gross internal floorspace (-3.75%)	-737	0	-5.7	975	-3864
2013/14	Net additional gross external floorspace	N/A	N/A	N/A	N/A	N/A
	Net gross internal floorspace (-3.75%)	N/A	N/A	N/A	N/A	N/A
2014/15	Net additional gross external floorspace	-2037	0	-2477	-5990	3635
	Net gross internal floorspace (-3.75%)	-1961	0	-2384	-5765	3499
2015/2017	Net additional gross external floorspace	N/A	N/A	N/A	N/A	N/A
	Net gross internal floorspace (-3.75%)	N/A	N/A	N/A	N/A	N/A

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

Previously developed land – by type

	Gains only	B1a (M ²)	B1b (M ²)	B1c (M ²)	B2 (M ²)	B8 (M ²)
2009/10	Total gross external Floorspace	798	0	410	984	2701
	Gross Internal floorspace (-3.75%)	768	0	395	947	2600
2010/11	Total gross external Floorspace	2278	0	400	1802	705
	Gross Internal floorspace (-3.75%)	2193	0	385	1734	679

	Gains only	B1a (M²)	B1b (M²)	B1c (M²)	B2 (M²)	B8 (M²)
2011/12	Total gross external Floorspace	3597	0	1741	657	1274
	Gross Internal floorspace (-3.75%)	3462.11	0	1675.71	632.36	1226.23
2012/13	Total gross external Floorspace	0	0	961	1249	185
	Gross Internal floorspace (-3.75%)	0	0	925	1202	178
2013/14	Total gross external Floorspace	0	0	0	0	0
	Gross Internal floorspace (-3.75%)	0	0	0	0	0
2014/15	Total gross external Floorspace	250	0	316	0	4225
	Gross Internal floorspace (-3.75%)	240	0	304	0	4067
2015/17	Total gross external Floorspace	N/A	N/A	N/A	N/A	N/A
	Gross Internal floorspace (-3.75%)	N/A	N/A	N/A	N/A	N/A

Percentage of new development on previously developed land 2004-2015

	B1a	B1b	B1c	B2	B8
2004/05	13.34%	0%	32.65%	34.64%	100%
2005/06	72.2%	0%	26.75%	49.2%	65%
2006/07	89%	0%	0%	83%	83%
2007/08	0%	0%	0%	0%	77%
2008/09	41%	0%	88%	0%	52%
2009/10	36.4%	0%	36.1%	66.1%	71%
2010/11	100%	0%	47%	87%	100%
2011/12	100%	0%	71%	100%	48%
2012/13	0%	0%	95.5%	97.1%	71.4%
2013/14	100%	0%	100%	0%	100%
2014/15	100%	0%	100%	0%	100%
2015/17	N/A	N/A	N/A	N/A	N/A

Total amount of floorspace for 'town centre uses'

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

BD4 (i) town centre only

Completions Net (gains & losses)	A1	A2	B1a	D2	Total floorspace
2010/11	-1812	-3632	-1082	-929	-7455
2011/12	725	471	1194	-2113	277
2012/13	-3315	259	-122	0	-3178
2013/14	N/A	N/A	N/A	N/A	N/A
2014/15	-700	0	-172	0	-172
2015/17	N/A	N/A	N/A	N/A	N/A

Other town centre uses

Use Classes Order		A1	A2	A3	A4	A5	B1a	D1	D2
2010/11	Gains	1004	90	410	64	62	287	3813	0
	Net	-1812	-3632	-348	-64	-14	-1082	3813	-929
2011/12	Gains	4094	528	1338	1469	176	3130	489	785
	Net	725	471	-217	-369	176	1194	-4350	-2898
2012/13	Gains	546	259	332	326	139	0	243	0
	Net	-3315	259	221	-154	139	-122	243	0
2013/14	Gains	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Net	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2014/15	Gains	563	0	1120	241	164	0	172	0
	Net	-700	0	1120	241	148	-172	110	0
2015/17	Gains	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Net	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

Use Classes Order		A1	A2	A3	A4	A5	B1a	D1	D2
Canterbury 2010/11	Gains	796	90	278	64	62	0	3655	0
	Net	-1805	-3565	216	64	62	-523	3655	-929
2011/12	Gains	3968	438	921	263	63	3130	489	0
	Losses	-3174	0	-63	-369	0	-1794	-4772	0
	Net	794	438	858	-106	63	1336	-4283	0

Use Classes Order		A1	A2	A3	A4	A5	B1a	D1	D2
2012/13	Gains	450	259	332	0	0	0	209	0
	Losses	-3149	0	-22	0	0	0	0	0
	Net	-2699	259	310	0	0	0	209	0
2013/14	Gains	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Losses	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Net	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2014/15	Gains	132	0	892	74	0	0	172	0
	Losses	-924	0	0	0	-16	-172	-62	0
	Net	-792	0	892	74	-16	-172	110	0
2015/17	Gains	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Losses	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Net	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Canterbury has experienced a net loss of A1 retail but a large increase in A3 use class – restaurants. This year has seen an increasing trend of converting public houses A4 to residential use.

Use Classes Order		A1	A2	A3	A4	A5	B1a	D1	D2
Herne Bay 2010/11	Gains	47	0	0	0	0	63	13	0
	Net	-168	0	0	0	0	-268	13	0
2011/12	Gains	0	0	87	0	0	0	0	785
	Losses	-195	-57	-154	0	0	0	0	-1692
	Net	-195	-57	-67	0	0	0	0	-907
2012/13	Gains	20	0	0	326	139	0	34	0
	Losses	-627	0	-89	-480	0	-122	0	0
	Net	-607	0	-89	-154	139	-122	34	0
2013/14	Gains	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Losses	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Net	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2014/15	Gains	135	0	228	122	164	0	0	0
	Losses	-294	0	0	0	0	0	-132	0
	Net	-160	0	228	122	164	0	-132	0
2015/17	Gains	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Losses	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Net	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Herne Bay has also experienced a slight contraction in A1 general retailing with an increase in A3, A4 and A5 – restaurants and food and drink classes.

Use Classes Order		A1	A2	A3	A4	A5	B1a	D1	D2
Whitstable 2010/11	Gains	161	0	132	0	0	224	145	0
	Net	161	-67	132	0	-76	-291	145	0
2011/12	Gains	126	90	330	1206	59	0	0	0
	Losses	0	0	0	0	0	-142	-67	-1206
	Net	126	90	330	1206	59	-142	-67	-1206
2012/13	Gains	76	0	0	0	0	0	0	0
	Losses	-85	0	0	0	0	0	0	0
	Net	-9	0	0	0	0	0	0	0
2013/14	Gains	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Losses	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Net	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2014/15	Gains	296	0	0	45	0	0	0	0
	Losses	-45	0	0	0	0	0	0	0
	Net	251	0	0	45	0	0	0	0
2015/17	Gains	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Losses	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Net	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Whitstable has by contrast increased slightly on general retailing compared to the other town centres.

BD4 (ii) Local Authority Area

Completions Gross (gains only)	A1	A2	B1a	D2	Total floorspace
2008/09	0	130	9102	0	9232
2009/10	2458	384	4992	0	7834
2010/11	1679	23	2278	592	4572
2011/12	6517	534	3597	2239	12887
2012/13	3770	334	138	1078	5320
2013/14	N/A	N/A	N/A	N/A	N/A
2014/15	668	0	250	7	925
2015/17	N/A	N/A	N/A	N/A	N/A

Completions Net (gains & losses)	A1	A2	B1a	D2	Total floorspace
2008/09	0	130	8814	0	8944
2009/10	-368	-232	2192	-237	1355
2010/11	-1449	-4373	-1054	-337	-7213
2011/12	3119	477	1661	-761	4496
2012/13	-774	176	-766	1078	-286
2013/14	N/A	N/A	N/A	N/A	N/A
2014/15	-927	-500	-2037	-1182	-4646
2015/17	N/A	N/A	N/A	N/A	N/A

There has been a loss across the District of A1 retail, A2, and B1a office and D2 leisure. The largest loss is in the B1a office use class to residential, and non-residential institutions.

Government Changes to Permitted Development Rights – Impact on monitoring

5.28 The Government has introduced new rules governing house extensions and commercial changes of use which came into effect on 30th May 2013. This may affect the monitoring of such uses. In brief, the key changes include allowing the following without the need for planning permission.

- larger single storey rear extensions to residential properties
- larger extensions to industrial and warehousing premises, shops and offices
- conversions between office and residential uses
- more flexible uses of shops, offices, residential institutions and agricultural buildings
- easier conversion of premises for school uses
- telecom installations in conservation areas

The details of the changes to Permitted Development rights are set out below:

Agricultural Buildings under 500 square metres	can change to a number of other uses (A1, A2, A3, B1, B8, C1 and D2). For buildings between 150 square metres and 500 square metres, prior approval (covering flooding, highways and transport impacts, and noise) is required.
Premises in B1, C1, C2, C2A and D2 use classes	can change use permanently to a state-funded school, subject to prior approval covering highways and transport impacts and noise.
Premises in B1(a) office use	Premises in B1(a) office use can change to C3 residential use, subject to prior approval covering flooding, highways and transport issues and contamination.

Buildings with A1, A2, A3, A4, A5, B1, D1 and D2	Buildings with A1, A2, A3, A4, A5, B1, D1 and D2 uses will be permitted to change use for a single period of up to two years to A1, A2, A3 and B1 uses.
Thresholds for business change of use.	Thresholds increased on May 2013 from 235 square metres to 500 square metres for permitted development for change of use from B1 or B2 to B8 and from B2 or B8 to B1.

5.29 Other than for the permitted changes of use listed above and changes where both uses fall within the same use class, planning permission is generally required for a material change of use. Most external building work associated with a change of use is likely to require planning permission.

Further information can be obtained from <http://www.legislation.gov.uk/uksi/2013/1101/made> and <http://www.planningportal.gov.uk/permission/commonprojects/changeofuse/>

The City Council is aiming to pick these up through the Prior Approval route via Development Management, building control completion returns and Council tax/business rate records.

6.0 Housing Development

- 6.1 Canterbury City Council's objectives for housing development are set out in the Adopted Local Plan July 2017.

Plan period and housing targets

- 6.2 Since the previous AMR, the City Council has adopted the Local Plan on 13 July 2017.

In his letter and accompanying note dated (10 August 2015), the Inspector Mr Mike Moore, recommended that the local plan annual requirement of 780pa be increased to 800pa and the council revisit allocations to meet this need. Therefore the new target for the plan period 2011-2031 is 16,000. In order to meet this requirement the Council agreed at the meeting of Policy and Resources Committee on 11th November 2015 and Full Council on 19 November 2015 that it would consult on additional housing sites in response to the Inspector's letter. Therefore this AMR reflects the inclusion of these sites in the land supply. All comments received on these sites were forwarded to the Inspector for his consideration at the next stage of the examination. Stage 2 of the examination took place in September 2016. Proposed Main Modifications were produced following the hearings which went out to consultation on 10 February 2017. The Local Plan was adopted on 13 July 2017 following the Inspector's report and the suggested Main modifications made to the plan.

- 6.3 Appendix 1 sets out the approach being taken by Canterbury City Council to calculate its five-year housing land supply. It demonstrates that the Canterbury District has a robust and healthy five year land supply of 6.71 years.

The need for affordable homes

- 6.4 According to the Canterbury Housing Strategy 2012 - 16, there is significant unmet need for homes local people can afford because of high housing costs and low incomes. This situation has not changed since the Strategy was written. 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

- 6.5 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

- 6.6 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:

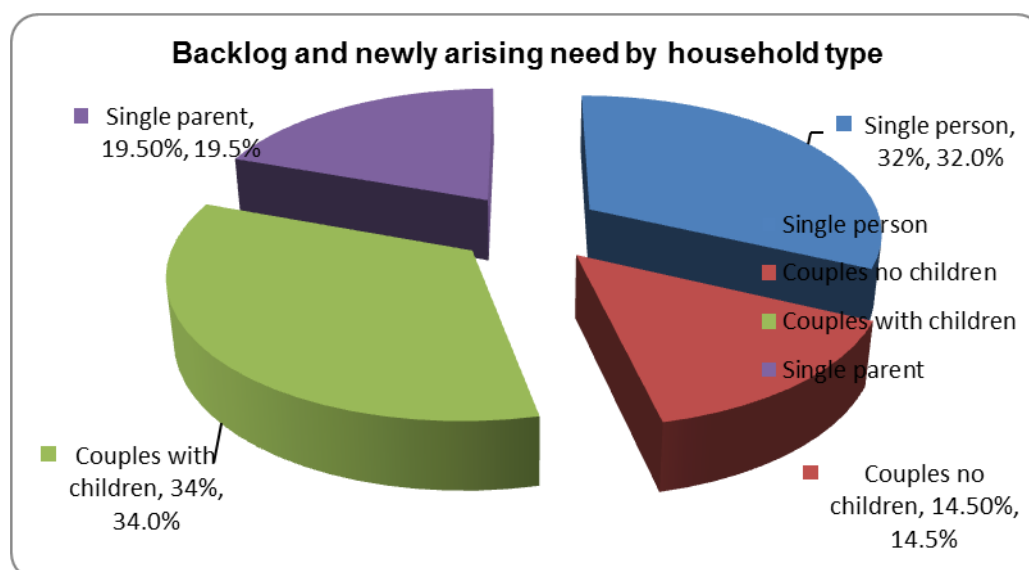
Table 4: Components included in calculation of backlog of existing housing need

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

- 6.7 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

- 6.8 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

- 6.9 The Adopted Local Plan Policy is seeking provision of 30% affordable housing on qualifying sites (all housing developments of 11 units or more). 70% of new affordable housing should be for rent; 30% shared ownership.

Canterbury City Council has recently been given funding to enable community led housing projects which is intended to increase the provision of affordable housing for local people. The Council is awaiting the outcomes following the Housing White Paper consultation and the Autumn Statement which will include guidance around starter homes requirements. This may also include guidance around self and custom build plots and build to rent. In 2015/16, 30 affordable homes were completed and in 2016/17, 48 affordable homes were completed.

The types of new market homes needed

- 6.10 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)

- 6.11 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
1 October 2015 = 2,668
2 February 2017 = 2,732

- 6.12 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 **35%** of applications are from local people who are assessed as being in greatest housing need, as defined by CLG guidance.

Local housing need in February 2017:

Total applications on Housing Register = 2,732

Applications with local address = 2,330

Applications with local address in the 3 bands of greatest need = 957

- 6.13 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 February 2017:

1 bed = 1,404
2 bed = 794
3 bed = 427
4+ bed = 107

- 6.14 The most urgent assessed need is for **one bedroom properties** closely followed by a need for **two bed properties** (by live applications for people with the highest assessed need – B and A). 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.
- 6.15 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.

- 6.16 In 2015/16, **482** socially rented properties were let. Of these, **289** were let through the Housing Need Register and **85** were let as a discharge of homelessness duty. The remaining **108** lets were through direct lets, management moves and hostel offers.
- 6.17 In 2016/17, **327** socially rented properties were let. Of these, **118** were let through the Housing Need Register and **129** were let as a discharge of homelessness duty. The remaining **80** lets were through direct lets, management moves, hostel offers and existing tenants transferring to another social property. Additionally, **63** RSL properties were let through the Housing Need Register during the year.
- 6.18 The Council is in the process of updating the Housing Strategy and the Strategic Housing Market Assessment (SHMA).

7.0 Transport Infrastructure

- 7.1 The Canterbury District Transport Strategy 2014-2031 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 The strategy contains a number of strands and the overall target is not to increase traffic levels in the city centre. This will only be achieved if more journeys are made by walking, cycling, public transport or Park and Ride.
- 7.3 The strategy contains targets for modal shift and a detailed action plan for new infrastructure including walking and cycling routes. The land required for infrastructure is safeguarded by policies in the adopted Local Plan.
- 7.4 Progress has been made on a number of walking and cycling projects including : The Kings Mile extension and improvements along the riverside walking and cycling route in Canterbury. A comprehensive Riverside Strategy was adopted by the council in September 2015.
- 7.5 The Parking Strategy is one of the key strands of the Transport Strategy and it contains many actions that will help to reduce city centre congestion. The underpinning principle is to increase the number of parking spaces at the Park & Ride sites and set parking charges to influence travel choice.
- 7.6 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. Bus patronage continues to increase and roadside infrastructure improvements including new bus shelters have been delivered.
- 7.7 Canterbury City Council has continued to implement measures within the staff Travel Plan to encourage sustainable alternatives and in some cases healthier forms of transport for staff.

8.0 Open Space

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 began in Consultation began in autumn 2013 in Canterbury, Whitstable, Herne Bay and the rural parishes, and the final reviewed plan (2014-2019) is expected to be adopted by Council committee in December 2017. For full details see: <https://www.canterbury.gov.uk/your-council/policy-and-plans/leisure-and-countryside/open-spaces-strategy/>
- 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 two Green Flag sites – Duncan Down Village Green, Whitstable and Westgate Parks, Canterbury in 2017. Canterbury received a Gold in Bloom award in 2015, 2016 & 2017. The Canterbury District has also previously achieved Gold In Bloom awards for Memorial Park Herne Bay and Reculver Country Park, as well as Gold for Canterbury including a range of open spaces at Dane John Gardens, Westgate Parks, Greyfriars garden, Riverside Walk, Abbotts Mill Garden and Solly's Orchard, and St Mary de Castro. 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, Friends of Duncan Down, Herne Bay in Bloom, Friends of Westgate Parks and Canterbury In Bloom
- 8.5 The table below summarises the potential for obtaining Green Flag or 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	Potential for green flag or in bloom award within 5 years
Duncan Down	16 hectares	X	
Reculver Country Park	40 hectares		X
Whitstable Castle and tea gardens	2 hectares	X	
Herne Bay Seafront	2 hectares		X
Dane John and Canterbury Castle	2.3 hectares		X
Sturry Road Community Park	18 hectares		X
Westgate Parks	8 hectares	X	
Herne Bay Memorial Park	7 hectares		X

9.0 Flood protection/Water Quality

- 9.1 The Environment Agency identifies areas that are technically at risk of flooding and these are shown on the Local Plan Proposals Map.

Flood Zones are defined 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 annually that monitors the impact of the technical advice on flood risk and water quality provided by the Environment Agency on planning decisions made by English local planning authorities, this includes Canterbury City Council.

Number of planning permissions granted contrary to the advice of the Environment Agency on flooding and water quality grounds.

- 9.5 There were 5 planning applications granted, 6 planning applications refused and 5 withdrawn following advice from the Environment Agency on flood risk grounds during the period between April 2015 and March 2017.

Application No	Decision	Conditions / Reasons
CA/15/01559 - Erection of 4 detached dwellings	Withdrawn 6/10/16	Sequential Test not adequately demonstrated
CA/15/02291- Change of use of building 15 from Bistro/bar to residential, office and coffee shop. Change of use of ground floor retail unit within building 16 to office, coffee shop store and bike storage.	Granted 8/7/16	Unsatisfactory FRA/FCA Submitted
CA/16/02626 – Erection of detached 2 storey dwelling	Refused 13/1/17	Part C of Exception Test not passed
CA//16/02893 – 8 flats in a four storey block and 6 units as semi- detached dwellings	Refused 16/3/17	Sequential Test: Vulnerability not appropriate to Flood Zone
CA/16/02967 – Detached 2 storey building with commercial use to ground floor and studio flat to first floor	Withdrawn 13/3/17	PPS25/TAN15 - Request for FRA/FCA
CA/16/00164/FUL – Erection of 2 detached dwellings following demolition of existing dwelling	Granted 22/7/16	Unsatisfactory FRA/FCA Submitted
CA/16/00263/FUL – Demolition of existing outhouse and erection of an attached annexe	Withdrawn 16/12/16	Part C of Exception Test not passed, Unsatisfactory FRA/FCA Submitted
CA/16/00492/FUL – Erection of detached dwelling	Refused 23/9/16	Sequential Test not adequately demonstrated, Unsatisfactory FRA/FCA Submitted
CA/16/01005/FUL – Erection of 19 two storey dwellings with garages and parking	Refused 30/9/16	Unsatisfactory FRA/FCA Submitted
CA/16/01246/FUL - Detached two storey dwelling	Granted 23/12/16	Unsatisfactory FRA/FCA Submitted
CA/16/01532/FUL – Change of use of part ground floor and 1 st floor from retail storage to dwelling together with 2 storey extension, following demolition of single storey cold store.	Refused 8/12/16	Unsatisfactory FRA/FCA Submitted
CA/16/01993/FUL – Two storey detached dwelling with parking following demolition of existing garage set.	Withdrawn 22/11/16	Part C of Exception Test not passed

Application No	Decision	Conditions / Reasons
CA/16/02238/FUL – Change of use of land from agricultural to the siting of solar panels.	Granted 10/3/17	Unsatisfactory FRA/FCA Submitted
CA/16/02518/FUL – Erection of dwelling	Refused 22/12/16	Part C of Exception Test not passed
CA/16/02622/FUL – Change of use of outbuilding to 2 self contained holiday lodges	Withdrawn 12/1/17	PPS25/TAN15 - Request for FRA/FCA
CA/16/02715/FUL – Three storey 66 bed care home for older people and associated car parking	Granted 16/3/17	Unsatisfactory FRA/FCA Submitted

- 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 policies on biodiversity are set out in the adopted Canterbury District Local Plan 2017. 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 Adopted Canterbury District Local Plan 2017 further recognises the importance of biodiversity at a landscape scale (see policies LB1 to LB13) 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 following table 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 September 2015).

Protected Area Category	Canterbury 2014 Area (Ha)	Canterbury 2015 Area (Ha)	% Change 2014 to 2015	Number of Sites (2015)	% of Canterbury covered by designation	County 2015 (Ha)	County Context %
Ramsar Site	1929.47	1929.47	0.000	3	6.01	19100.93	10.10
Special Areas for Conservation	1068.10	1068.1	0.000	3	3.33	6441.10	16.58
Special Protection Areas	1929.47	1936.2	0.349	4	6.03	18419.30	10.51
Sites of Special Scientific Interest	3785.72	3785.73	0.000	16	11.80	34089.46	11.11
National Nature Reserve	701.98	701.98	0.000	2	2.19	4331.22	16.21
Candidate MCZ	853.83	854.86	0.121	1	2.66	7742.73	11.04
Declared MCZ	79.75	79.9	0.188	1	0.25	6197.52	1.29
Areas of Outstanding Natural Beauty	8595.04	8595.04	0.000	1	26.79	124779.84	6.89
Environmental Stewardship (higher level only)	5791.84	5837.42	0.787	N/A	18.19	66612.23	8.76
Local Nature Reserve	417.80	417.8	0.000	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	3968.86	3958.23	-0.268	49	12.34	27528.67	14.38
Ancient Woodland	4432.34	4432.19	-0.003	N/A	13.81	31021.62	14.29

All designated area calculations are based on GIS data gathered from Natural England and Kent Wildlife Trust in June 2015.

- 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.
- 10.7 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.

10.11 These are listed in **Section 41 of the Natural Environment & Rural Communities (NERC) Act 2006**¹.

10.12 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 Plan².

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

10.13 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. Tables of section 41 species are shown in Appendix 2.

10.14 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.

10.15 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.

10.16 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.

Site	Status	Level of species monitoring	Managing/monitoring bodies	Interest includes
CANTERBURY				

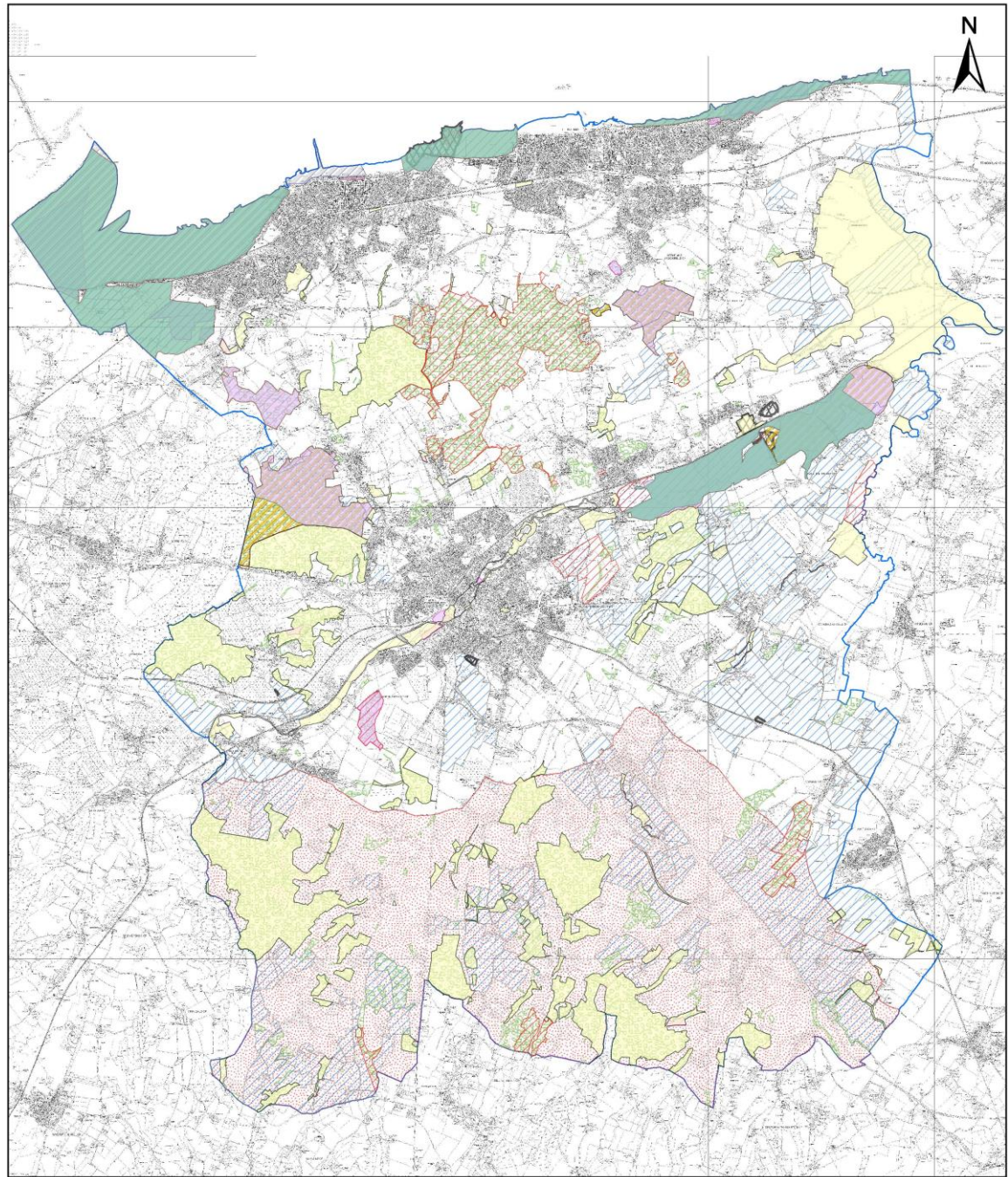
¹<http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

² See <http://jncc.defra.gov.uk/page-5717> for more information

Site	Status	Level of species monitoring	Managing/monitoring bodies	Interest includes
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
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

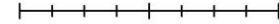
- 10.17 The City Council improves monitoring, appreciation, and value of countryside sites by working with local conservation organisations and other bodies to engage local people by involving them in the management of sites, and by holding events and exhibitions to educate visitors. In 2013, 226 volunteer 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.
- 10.18 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



KEY			
	Ramsar		Regionally Important Geological Site
	Special Protection Area		Higher Level Stewardship
	Special Area of Conservation		Ancient woodland
	National Nature Reserve		Area of Outstanding Natural Beauty
	Site of Special Scientific Interest		Local Wildlife Site
			Local Nature Reserve
			Declared Marine Conservation Zone
			Candidate Marine Conservation Zone

0 1.25 2.5 5 Kilometres



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Kent & Medway Biological Records Centre would like to acknowledge, where appropriate: Natural England for Ramsar, SAC, SPA, NNR, SSSI, Higher Level Stewardship and Ancient Woodland data; Kent County Council for ACNB, Heritage Coast, LNR, Country Park and County Boundary data; Kent Wildlife Trust for LWS, RNR and Reserve data; Kent RIGS group for RIGS data, and the National Trust, the RSPB and the Woodland Trust for Reserve data used in this map.



11.0 Renewable Energy and Environment Strategy

- 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 During the period 2015 -2017 there were 8 applications for solar panels, 6 of which were granted, 1 withdrawn and 2 refused. The reasons for refusal were that the proposals were contrary to Adopted 2017 Local Plan Policies DBE3, DBE10, HE6 & HE8. There were 3 applications for solar arrays/farms of which all 3 were granted. There was 1 application for solar light tubes which was granted. There were no applications for wind turbines during the monitoring period.
- 11.3 The Council has adopted the Kent Environment Strategy. This strategy seeks to ensure that Kent's valued environment is enhanced and protected in its own right as well as for the services it provides for our economy, resilience, health and wellbeing. Delivery of the strategy will support a competitive and resilient economy, with business innovation in low carbon and environmental services driving economic growth.
- 11.4 Our Park & Ride service continues to provide a sustainable alternative to parking in the centre of Canterbury. It is estimated that 997,354 car journeys have been saved between April 2015 and March 2017. The number of people using the Park and Ride for during the same period was 1,637,397 (return journeys). From 2016 we now facilitate event parking when Canterbury Cricket Club hosts various pop concerts and evening cricket matches at the St Lawrence Ground when our Dover Road service adds extra journeys. All regular Park & Ride buses and equipment are DDA compliant with the highest emission standards at the time of procurement (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 and enjoying growing popularity as a free addition to the Parking experience. Our popular Motorhome area at Dover Road now expands into the new additional bays during the Summer adding to the value of the site for our continental guests and adding value to the retail economy on the City with the benefit of removing larger vehicles from the centre. We use the Park & Ride sites near local schools to allow parents a grace period to drop off and pick up students helping to keep the roads free and safer around school entrances at peak times. Sites are also used to support charity events as a safer place for group parking. For example we have 250 Father Christmases on a fun run from Wincheap Park & Ride in December 2017 raising money for local charities.
- 11.5 We will support improvements to tackle traffic congestion and the state of our roads and pavements, although the lead authority on highways is KCC, we will work closely with the county council to reduce the burden on highway maintenance by introducing pavement parking bans, where appropriate. We will continue our programme of repaving areas of the city centre and town centres to encourage pedestrians yet withstand vehicle movements.

We will promote active travel and public transport in line with the priorities in our Transport Strategy to provide high quality alternatives to the private car. Our target is that traffic levels, which have not increased since 2000, should continue to increase no further. This commitment will also provide support to the Air quality management strategy.

- 11.6 Bus patronage across the district continues to rise against a national backdrop of falling patronage, and our cycle counters across the most popular cycle routes in the district recorded nearly half a million cycle journeys in the financial year 16/17.
- 11.7 Corporate Plan 2016 - 2020 Places theme states "We make the most of our unique built and natural environment" It has 3 aims
- Making our city, towns and villages places to be proud of
 - Keeping our district clean
 - Protecting and enhancing our open spaces, heritage and wildlife
- 11.8 The Corporate Plan 2016 - 2020 also has the environmental principle "we will be as sensitive as possible about our own environmental impact and work with others to do the same.
- 11.9 We have lead by achieving 44.70% of household waste sent for reuse, recycling or composting in 2016/17. We are working with the local community to regular clean beaches and in 2016/17 621 tonnes of waste was collected from beach cleans.
- 11.10 In recent years we have upgraded water filters for the main and learner swimming pool at Kingsmead Leisure Centre we have reduced chemical usage and water consumption has reduced from 16,199m³ in 2012 down to 14,513m³ in 2015/16 whilst energy consumption has reduced from 3,208,447 kWh in 2012 to 2,720,428 kWh in 2016.
- 11.11 We always seeking to improve the energy efficiency of the Council offices, for instance electricity usage is down to 1990 levels. We have reduced energy consumption across Council property to below the target of £25pm² £21.91pm² in 2014/15 to £21.4pm² in 2016/17.
- 11.12 We have been able to reduce carbon emissions down from 3,500 tonnes of CO² to 3,478 tonnes of CO² in 2014/15 and 3,458 tonnes of CO² in 2016/17.

12.0 Local Indicators

12.1 Canterbury City Council has developed local indicators which makes use of data collected from other departments and through analysis of policy performance and Council strategies and the outcomes of the Sustainability Appraisal and the Strategic Environment Assessment.

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
2013/14							
2014/15	-500	-1983	0	-390	-5250	-334	-8457
2015/17	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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
2013/14							
2014/15	-384	-1983	0	-390	-5250	-334	-8341
2015/17	N/A	N/A	N/A	N/A	N/A	N/A	N/A

12.2 There is still the trend of conversion of B class uses to residential, with the main loss contributing to B2 use. There is also a high percentage of losses from B1 uses. This will need to be monitored closely as the Government has changed the permitted development rights to enable the change of use from B1a office to residential without the need for planning permission. 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), which is carried out by Canterbury City Council and verified by Kent County Council each year.

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 and appendix 1 of this report.
- 13.2 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.

14.0 General Monitoring

- 14.1 This section of the report will seek to monitor the performance and implementation of the Plan through 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 Management team.
- 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 2015 – March 2016.

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
1770	1407	173	108	35	65.7%	14

14.4 Table showing the period from April 2016 – March 2017.

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
1830	1477	247	104	52	86.5%	24

The figures in the above table include all planning applications.

14.5 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:

14.6 There were a total of 383 planning applications refused during the period from April 2015 – March 2017 contrary to a range of Local Plan Policies, 71 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 Historic Environment. There were also 28 different NPPF sections /paragraphs cited as reasons for refusal.

14.7 During the monitoring period between 1 April 2015 to 31 March 2017 there were 94 appeals. 19 were allowed with conditions, 69 were dismissed and 6 were withdrawn. The main policy reasons for appeal dismissal are BE1, BE5, BE7, BE9, C1,H4, R6 & R7 of the adopted 2006 Local Plan and policies DBE9, DBE10, LB2, HE6, HE8, LB2, LB5, SP4, SP7 & T1 of the recently adopted 2017 Local Plan.

14.8 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.

Appendix 1

Five-Year Housing Land Supply – 2017 update

Canterbury City Council

Five-Year Housing Land Supply

2017 update



September 2017

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1. Introduction

- 1.1 This document sets out the approach being taken by Canterbury City Council to calculate its five-year housing land supply. The five-year housing land supply calculation is a comparison between the anticipated supply of new homes against the number of new homes that are required to be built within the district.
- 1.2 The five-year housing land supply calculation is a snapshot in time. The standard practice in Kent is for the period to commence on 1st April each year and is a five-year forward projection.
- 1.3 This document updates the City Council's housing monitoring data to a base date of 1st April 2017 and accounts for housing completions within the 2015/16 and 2016/2017 monitoring years.
- 1.4 This five year housing land supply position will therefore cover the period 1st April 2017 to 31st March 2022.
- 1.5 It demonstrates that the Canterbury District has a robust and healthy five year land supply of **6.71** years.

2. Overview - Housing Need

- 2.1** The National Planning Policy Framework (NPPF) at paragraph 47 provides that 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 requirement with an additional 5% buffer moved forward from later in the plan period to ensure choice and competition.
- 2.2** The calculation is based upon the annual housing requirement for the district established by Canterbury's Local Plan, adopted July 2017. This confirmed an objectively assessed housing need (OAN) of 16,000 dwellings over the period 2011 to 2031, which equates to 800 dwellings per annum (dpa). The figure of 800 dpa therefore represents the current housing requirement for Canterbury District Council against which its supply should be assessed.
- 2.3** On adoption of the Local Plan, the housing trajectory showed provision for some 17,600 dwellings. Rolling forward to a monitoring base date of 1st April 2017 brings this provision up to 17,790 as set out below. The full components of this trajectory are set out within Table 1.

Components of Local Plan Provision 2011-2031	Total No. of units
Completions up until April 2017	2,588
Trajectory total up until April 2031	15,199
Total up until April 2031	17,787

- 2.4** The City Council will within one year of the Plan being adopted, undertake and publish an assessment of the current evidence on demographic change, how it relates to assumptions around student populations, and any impact on the overall housing need for which the Local Plan makes provision. If the Council's assessment indicates an early partial review of the Plan is necessary, this will commence two years from the date of adoption of the Plan. The excess provision within the trajectory continues to allow flexibility in accordance with the need to boost significantly the supply of housing whilst this is undertaken.

3. Methodology

Overview

- 3.1** The City Council's approach and methodology to calculating a five year housing land supply was considered in detail as part of the recent Local Plan examination. The Local Plan Inspector was satisfied that the methodology used by the City Council is sound.
- 3.2** 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. Windfall sites are sites which have not been specifically identified as available in the development plan process and are considered further below.
- 3.3** Homes are classed as any self-contained permanent residential dwelling that has been established through the planning application process. The five-year supply calculation is concerned with the 'net' increase to the housing stock. While the re-use of empty homes provides an important source to meet housing needs, as with replacement dwellings; bringing empty homes back into use does not normally add to the overall supply of new housing as there is no 'net' increase in supply.
- 3.4** Some specialist types of housing are not included within the housing supply calculation at the present time. These include purpose built student housing, such as halls of residence and other accommodation restricted to student occupation only, C2 care homes and Gypsy and Traveller sites. This will be kept under review as part of the future work on housing needs and supply.

Shortfall

- 3.5** There is a shortfall against the requirement of 800 dpa during the early plan period (April 2011 to April 2017). This was highlighted during the Local Plan examination as largely owing to the strategic allocations having a slower delivery initially, though substantially higher levels of delivery over the long term.

3.6 It was therefore accepted that the most realistic and appropriate method for meeting this shortfall is for the past undersupply to be provided for across the whole of the plan period, known as the “Liverpool” method.

Buffer

3.7 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” (NPPF paragraph 47).

3.8 The City Council’s approach of providing an additional buffer of 5% was considered justified by the Local Plan Inspector. He found a good record of cumulative delivery with no evidence of persistent under delivery.

Windfall sites and lapsed planning permissions

3.9 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.

3.10 At the Local Plan examination, the City Council demonstrated a windfall allowance of 138 dpa for small sites only (less than 5 units) based on the rate achieved between 2006 and 2014 and excluding garden land.

- 3.11** No allowance was made for larger sites. Such sites have made, and continue to make, a significant contribution to the district's supply. Similarly, windfall completions are not included in the first 3 years of the 5 year supply calculation period as these are most likely to be included already as planning permissions.
- 3.12** In accepting this allowance, the Local Plan Inspector considered the City Council's assumptions to be conservative. The updated housing monitoring data continues to show higher than anticipated levels of windfall completions contributing to the district's housing supply, creating a further buffer in the process.
- 3.13** It is not proposed to increase the allowance from that evidenced at the Local Plan examination at this time, however, this will continue to be monitored.
- 3.14** There is no requirement in national policy or guidance to make allowance for the fact that some extant planning permission may lapse before they are implemented. In view of the conservative assumptions that have been made with respect to the windfall allowance, the City Council's supply calculation does not make allowance for such lapses. This approach was agreed as sound by the Local Plan Inspector.

Assessment of Deliverability

- 3.15** The footnote associated with paragraph 47 of the NPPF sets out the requirements for a site to be considered deliverable and states:

“To be considered deliverable, sites should be available now, offers a suitable location for development now and be achievable with a realistic prospect that housing will be deliverable on the site within five years and in particular that the development is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be viable, there is no longer a demand for the types of units or the sites have long term phasing plans.”

- 3.16** The NPPF is therefore explicit that the presumption is for the inclusion of sites with planning permission, in the absence of clear evidence that they will not be implemented. Accordingly, the City Council's supply calculation includes all extant planning permission unless there is clear evidence that the permission will not be implemented.

- 3.17** Planning permission is not however an essential prerequisite to a finding that a site is deliverable³. The PPG explains (at ID 3-031) that “*Deliverable sites for housing could include those that are allocated for housing in the development plan..... unless there is clear evidence that schemes will not be implemented within 5 years*”. Sites allocated for housing in the development plan can therefore be included within the five year supply calculation where they are assessed to be available, suitable and achievable in the short term.
- 3.18** The assessment of deliverability and phasing of sites is informed by the Housing Information Audit (HIA) phasing survey that is carried out each year⁴. This seeks to update housing and phasing data with information obtained through site visits, Building Control records and Council Tax information. Developers of sites with planning permission for more than five units and those allocated in the local plan are consulted on the Council’s proposed phasing of their site.
- 3.19** The result of the HIA phasing survey for all allocations is provided at Table 2. The result of the HIA phasing survey for all planning permissions is provided at Table 3. The breakdown of those housing units which are to be included within the City Council’s five year supply calculation is as follows:

Components of Housing Land Supply	Five Year Total Housing Units
Strategic Sites and Other Housing Allocations HIA 2017	4,963
Existing Allocations from 2006	325
Planning Permissions (excluding allocations) HIA 2017	1,189
Small Site Windfall Calculation	276

³ See *Wainhomes (South West) Holdings Limited v Secretary of State for Communities and Local Government [2013] EWHC 597 (Admin)*):

⁴ For Canterbury, the 2015/2016 full survey was not undertaken owing to timetabling clashes with the Local Plan examination hearings. Completions for 2015/2016 have however now been recorded as this information predominantly comes from Building Control and Council Tax records. The KCC HIA , including past data, can be accessed at <https://www.kent.gov.uk/about-the-council/information-and-data/Facts-and-figures-about-Kent/Land-and-property>

- 3.20** The City Council believes the trajectories to be genuine deliverable housing trajectories based upon all information known at this time.

4. Land Supply Calculation

Local Plan 2017 requirement 2011-31 (800pa)	16,000
Completions from 01/04/11 to 31/03/15	1,908
Completions from 01/04/15 to 31/03/16	276
Completions from 01/04/16 to 31/03/17	404
Residual requirement	13,412
Number of units required 2016-2031 (remaining 14 years) pa	958
5 year residual requirement (5x PA Requirement)	4,790
5% buffer (equals 5 year residual x5%)	240
Residual requirement + 5 % buffer	5,030
annual requirement including any shortfall + 5% buffer	1,006
5 year supply 01/04/17 to 31/03/2022	
Strategic and other new allocations	4,963
Existing allocations	325
Planning permissions	1,189
Windfall allowance of 138 units pa	276
Total 5 year supply	6,753
District wide 5 year supply	6.71
Surplus	1,723

- 4.1** Applying the methodology as set out above, the table below presents an updated 5 year housing land supply position which takes into account all new planning permission, housing completions and updated HIA phasing information from April 1st 2015 until March 31st 2017:
- 4.2** Taking account the adjustments set out over the page the Council considers there is a 5 year housing land supply of 6.71 years which equates to a surplus of 1,723 units over the 5 year period.

5. Land Supply Conclusions

- 5.1** The approach being used by the City Council to calculate its five-year housing supply is a cautious and robust one. Whilst land owners and developers have been contacted to confirm availability and provide information about timing and phasing, the City Council has not always accepted their assumptions in all cases and has only included those sites and developments where it considers the criteria of NPPF paragraph 47 have been met.
- 5.2** The cut-off date for the supply calculation is March 31st 2017. This means that several large windfall permissions which have been granted after this date are not included within the 2017 calculation. These will form part of next year's supply calculations. These include permissions for up to 250 units at Hoplands Farm, Hersden (CA//16/00404) and 85 dwellings at Blean Common, Blean (CA//15/02523).
- 5.3** It is recognised that the land supply calculation is a snapshot at a particular moment in time. The Council will continue to work with agents and landowners of allocated sites to ensure that the five year land supply position remains robust.

Table 1**Summary Table of Housing Land Supply**

Components of Housing Land Supply	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Total No. of units
Strategic Sites and Other Housing Allocations (inc PA)	30	515	1515	1467	1436	1347	1252	893	923	738	568	468	378	332	11,862
Existing Allocations from 2006	23	48	135	79	40	40	135	79	0	0	0	0	0	24	603
Planning Permissions HIA 2017	347	388	299	122	33	27									1,216
Small Site Windfall Calculation				138	138	138	138	138	138	138	138	138	138	138	1,518
Total	400	951	1949	1806	1647	1552	1552	1110	1061	876	706	606	516	494	15,199

Table 2**Strategic Allocations and other Allocations***Strategic Allocations*

Site name	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	Total No. of units
Site 1 Land at South Canterbury		100	300	300	300	300	300	300	300	300	300	300	300	300	300	4000
Site 2 Land At Sturry/Broad Oak - Northern Section		40	80	80	80	80	80	10								450
Site 2 Land At Sturry/Broad Oak - Southern Section (CA//17/01383)			80	80	80	80	80	80	80	80	60					700
Site 3A Land at Hillborough, Herne Bay (inc CA//17/01865)		43	158	156	146	146	146	83	78	78	78	78	78	32		1300
Site 4 Land at Herne Bay Golf Course, Herne Bay	30	50	72	70	70	70	70	70	70							572
Site 5 Land at Strode Farm, Herne Bay		30	80	80	80	80	80	80	80	80	80	50				800
Site 6 Land at Greenhill, Herne Bay		50	50	50	50	50	50									300
Site 7 North of Thanet Way, Whitstable (CA//15/01296/OUT)		20	95	95	95	95										400
Site 8 Land North of Hersden			75	75	75	120	120	120	125	90						800
Site 9 Land at Howe Barracks, Canterbury		20	86	86	86	86	86	50								500

Strategic Allocations

Site name	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	Total No. of units
Site 10 Land at Ridlands Farm/Hospital site, Canterbury		50	50	50	50	50	60									310
Site 11 A Land at Cockering Farm, Thanington (CA//15/01479/OUT)		30	100	100	100	100	100	100	100	20						750
Site 11 B Cockering Road Thanington			50	90	90	90	80									400
Site 12 Land South of Ridgeway (Grasmere pasture) Chestfield		20	100	100	80											300
St Martin's Hospital, Canterbury			55	55	54											164
Land at Bullockstone Road, Herne Bay									50	50	50	40				190
Spires, Land at Bredlands Lane, Sturry		40	40													80
Barham Court Farm, Barham			25													25
Land at Baker's Lane, Chartham																0
Kingsmead Field, Canterbury		15														15
Herne Bay Golf Driving range, Greenhill, (SHLAA 12)									20	20						40
Land adjacent to Herne Bay Golf Driving range Greenhill (SHLAA 199)									20	20						40
Land adjacent to Cranmer and Aspinall Close, Bekesbourne (SHLAA 171)		7	7													14
Land to rear of 51 Rough Common Road, Rough Common adj to existing allocation (SHLAA 78)*			12													12

Other Allocations

Site name	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Total No. of units
CA481 Adj Canterbury West Station, Canterbury				20											20
CA480 Kingsmead depot, Canterbury			40												40
CA282 St Johns Lane Employment Exch, Canterbury														24	24
CA482 Canterbury East Station (North Side) Car Park			24												24
CA278 Northgate Car Park, Canterbury							21								21
CA507 Castle Street Car Park, Canterbury								54							54
CA503 BT Car Park, Upper Chantry Lane, Canterbury					20										20
CA477 Holmans Meadow Car Park, Canterbury								20							20
CA043B Rosemary Lane Car Park, Canterbury					20										20
CA554 8-12 Pilgrims Way, Canterbury (CA/16/02159/LUP)	20														20
CA488 Land East of White Horse Lane, Canterbury			10												10
CA347 Ivy Lane North, Canterbury			10												10
CA500 Sea Cadets Centre, Canterbury (CA/16/01117)	3														3
CA281 Hawks Lane, Canterbury				9											9

Other Allocations

Site name	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Total No. of units
CA047 St Radigund's Place, Canterbury							7								7
CA479 Car Park adj Registry Office, Canterbury (CA/16/01429)		12													12
CA286 St John's Lane Car Park, Canterbury								5							5
CA340 Garage Site, Kings Road, Herne Bay							43								43
CA491 Land at Herne Bay Station, Herne Bay			15	20											35
HB1 Central Development Area (Herne Bay Area Action Plan), Herne Bay						40	40								80
HB2 Beach Street (Herne Bay Area Action Plan), Herne Bay			20												20
CA375/HB3 Herne Bay Bus Depot, Herne Bay				30											30
CA530 Land at Ladysmith Grove, Whitstable (UCS Site W17),		15	16												31
CA524 Tankerton Rd car park & (garage - CA/03/0364), Whitstable							17								17
CA308 124 & adjoining Middle Wall, Whitstable							7								7
CA309 Sea Street (Green's Warehouse), Whitstable		5													5
CA559 Rough Common Rd, Rough Common		16													16

Table 3**Extant Planning Permissions**

Application No	Address	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	Totals
CA//10/00713	53 Joy Lane, Whitstable		0					0
CA//11/00590	7-16 Stour Street, Canterbury		12					12
CA//11/00660	Bigbury Gap Site, Chartham Hatch	1						1
CA//11/01885	The Thatched House, Gravel Castle Road, Barham	0						0
CA//12/00140	Ridgeway Farm Bungalow, Ridgeway Road, Herne		0					0
CA//12/00198	Land to the rear of shops, Tyler Hill Road, Blean		4					4
CA//12/00559	The Old Farm House, The Drive, Chestfield		1					1
CA//12/00564	Freshfields Westcourt Lane, Woolage Green, Womenswold		1					1
CA//12/00783	55 Millstrood Road, Whitstable	4	3					7
CA//12/02061	Denge Wood Farm, Flaxland Lane, Garlinge Green, Petham	0						0
CA//13/00195	Herne Bay Court, Canterbury Road, Herne Bay		35	35	30	30	27	157
CA//13/00299	61 Lansdown Road, Canterbury	1						1
CA//13/01413	16 Dover Street, Canterbury	1						1
CA//13/01521	Downland Cycles Ltd, Malthouse Road, Canterbury			14				14
CA//13/01717	62 Burgate, Canterbury	1						1
CA//13/01865	73 Sweechgate, Broad Oak		2					2
CA//13/02197	Ford Manor Farm Oast, Ford Hill, Hoath	1						1
CA//13/02389	Land At Gordon Road, Canterbury		7	7				14
CA//14/00001	108 High Street, Herne Bay		6					6
CA//14/00032	The Coach House, 7 Mill Road, Sturry		3					3
CA//14/00301	18 Norton Avenue, Herne, Herne Bay		1					1

Application No	Address	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	Totals
CA//14/00311	32 Oxford Street, Whitstable	1						1
CA//14/00327	Land Adjoining 54 Mill Lane, Harbledown	1						1
CA//14/00346	26 Golden Hill, Whitstable	1						1
CA//14/00535	Polo Farm Sports Club, Littlebourne Road, Canterbury		5	13				18
CA//14/00682	Land Rear Of 43 Old Dover Road, Canterbury			1				1
CA//14/00765	Marsh House, St Peter's Road, Whitstable	3						3
CA//14/00861	Duckpitts Farm, Wingham Road, Bramling Ickham	1						1
CA//14/00933	Artichoak Cottage, Island Road, Upstreet	-1						-1
CA//14/00999	87 High Street, Herne Bay	1						1
CA//14/01066	56-58 Bentley Avenue, Herne Bay	1						1
CA//14/01125	159 Ashford Road, Thanington		2					2
CA//14/01129	Land Rear Of Hollydene, Staines Hill, Sturry	1						1
CA//14/01207	Four Seasons, Bigbury Road, Chartham Hatch		1					1
CA//14/01244	Land Adjacent to 34 Puffin Road, Herne Bay				40			40
CA//14/01347	The Retreat And Beach Cottage, Seasalter Beach, Whitstable	-1						-1
CA//14/01422	Telephone Engineering Centre, Littlebourne Road, Canterbury	6						6
CA//14/01506	11 Admiralty Walk, Whitstable	0						0
CA//14/01708	Land Rear Of Elliot Close And East Street, Canterbury			10				10
CA//14/01768	Brook House, Reeves Way, Chestfield	20	20	7				47
CA//14/01771	Land at Belmont Road, Whitstable				10			10
CA//14/01868	Herne Bay Musical Theatre Society, 28 Arkley Road, Herne Bay	3						3
CA//14/01908	2 Victoria Road, Canterbury			1				1
CA//14/02075	Land Adj 2 Cobblers Bridge Road, Herne Bay	1						1

Application No	Address	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	Totals
CA//14/02148	22 Ash Close, Herne	1						1
CA//14/02157	Longshot, Maypole Lane, Hoath	0						0
CA//14/02194	66 New Dover Road, Canterbury		11					11
CA//14/02203	Hillside Cottage, Wood Hill, Tyler Hill	0						0
CA//14/02205	Woodways, Clapham Hill, Whitstable	0						0
CA//14/02212	Land fronting Cockerling Road, Thanington		3	6				9
CA//14/02382	2 The Halt, Whitstable	1						1
CA//14/02452	27-28 Burgate, Canterbury	2						2
CA//14/02489	Land adjacent to 1 Court Hill, Littlebourne		9					9
CA//14/02565	16 Grafton Rise, Herne Bay	1						1
CA//14/02591	Land at Hollow Lane, Canterbury	26	26					52
CA//14/02653	Sydney House, Sydney Road, Whitstable	1						1
CA//16/01154	Manor Farm Barn, Bekesbourne Lane, Littlebourne	1						1
CA//15/00047	Horton Chapel Farm, Cockerling Road, Chartham		1					1
CA//15/00080	45 St Peters Street, Canterbury	2						2
CA//15/00087	Broadway Green Farm, Broadway, Petham		1					1
CA//15/00183	Buildings 1-7 Former St. Mildred's Tannery, Stour Street, Canterbury	17	10					27
CA//15/00201	10 Upper Bridge Street, Canterbury		2					2
CA//15/00307	80A Herne Avenue, Herne Bay	1						1
CA//15/00308	Land adjacent to 16 Hodgson Road, Seasalter, Whitstable	1						1
CA//15/00456	Park End, Station Chine, Herne Bay	1						1
CA//15/00479	Sturry Fire Station, 33 High Street, Sturry	3	4					7
CA//15/00484	15 Dover Street, Canterbury		1					1
CA//15/00518	Land between 39-41 Forty Acres Road, Canterbury	6						6
CA//15/00542	56a Dover Street, Canterbury		4					4
CA//15/00549	Land adjoining 5-6 Thornden Wood Road, Herne Bay	5						5
CA//15/00583	45 Joy Lane, Whitstable		1					1
CA//15/00638	Ivy Cottage, Grove Road, Wickhambreaux		0					0

Application No	Address	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	Totals
CA//15/00728	Broomfield Orchard, Broomfield Road, Herne	0						0
CA//15/00729	Land Adjacent to 74 Wincheap, Canterbury	3						3
CA//15/00825	Flat 5, 163 Station Road, Herne Bay	1						1
CA//15/00832	Land adjacent to 6 The Avenue, Hersden, Sturry		1					1
CA//15/00871	57a New Dover Road, Canterbury		-1					-1
CA//15/00894	53-54 St Dunstons Street, Canterbury		1					1
CA//15/00835	Stanley House, Chartham Downs Road, Chartham					3		3
CA//15/00935	Land at Bakers Lane, Chartham	1						1
CA//15/00968	24 Avenue Road, Herne Bay		4					4
CA//15/01021	Knights Farm Buildings, Grove Road, Wickhambreaux		2					2
CA//15/01035	Land adjacent to 11 the Elms, Hersden, Sturry		2					2
CA//15/01177	Land adjacent to 1 Rose Cottages, Church Lane, Waltham		1					1
CA//15/01238	48 Martindown Road, Whitstable	1						1
CA//15/01277	3-5 Oaten Hill Place, Canterbury		3					3
CA//15/01298	Old Kent Reservoir, St Thomas Hill, Canterbury		1					1
CA//15/01301	Land adjoining 40 Fleetwood Avenue, Herne Bay		1					1
CA//15/01353	Vidox House, 139A Tankerton Road, Whitstable				1			1
CA//15/01386	Hoplads Farm, Island Road, Westbere		1					1
CA//15/01399	The North Barn, Home Farm, North Stream, Marshside	1						1
CA//15/01411	Dene Farm, Manns Hill, Bossingham, Upper Hardres			3				3
CA//15/01414	134 Cromwell Road, Whitstable	22						22
CA//15/01436	29 Sydenham Street, Whitstable		2					2
CA//15/01453	74 St Mary's Grove, Seasalter, Whitstable		0					0
CA//15/01520	31 Ulcombe Gardens, Canterbury	4						4
CA//15/01528	2nd floor, 11-13 St Georges Street, Canterbury		3					3
CA//15/01530	59 Broomfield Road, Herne		0					0

Application No	Address	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	Totals
CA//15/01538	5 Castle Street, Canterbury		1					1
CA//15/01541	Crow Park Farm, Molehill Road, Chestfield		2					2
CA//15/01565	47-49 Sea Street, Herne Bay			2				2
CA//15/01568	New Woodlands Farm, Woodlands Road, Adisham		1					1
CA//15/01577	49-55 Canterbury Road, Whitstable		4					4
CA//15/01629	2 Becketts Wood, Upstreet, Chislet		1					1
CA//15/01692	Bodkin Farm, Thanet Way, Chestfield		3					3
CA//15/01711	Land off The Hill and Jubilee Road, Littlebourne		25	30	30			85
CA//15/01717	Elm Lodge, Manns Hill, Bossingham, Upper Hardres		0					0
CA//15/01718	8 Admiralty Walk, Seasalter, Whitstable		1					1
CA//15/01720	77-79 Castle Street, Canterbury	2						2
CA//15/01756	Sweech Farm, Herne Bay Road, Broad Oak		2	2				4
CA//15/01759	38 Whitstable Road, Canterbury	4						4
CA//15/01763	188 Tankerton Road, Whitstable			2				2
CA//15/01779	Two Acres, Hardres Court Road, Upper Hardres		4					4
CA//15/01794	2 Chapel Street, Herne Bay		1					1
CA//15/01828	Honey Hill Farm, 11 Honey Hill, Blean		1					1
CA//15/01831	41 Central Parade, Herne Bay		14					14
CA//15/01848	Whitstable Post Office, Gladstone Road, Whitstable	12						12
CA//15/01850	177 Old Dover Road, Canterbury		1					1
CA//15/01923	11 Dover Street, Canterbury	20						20
CA//15/01926	Land adjoining 18 Princess Close, Whitstable		1					1
CA//15/01933	4 Raymond Avenue, Canterbury		1					1
CA//15/01942	5 Beach Walk, Whitstable		4					4
CA//15/01951	Land adjacent to 9 Florence Avenue, Whitstable			1				1
CA//15/01961	Orchard Cottage, Church Lane, Whitstable	1						1
CA//15/02016	25 Joy Lane, Whitstable		1					1
CA//15/02025	Land rear of 37 Northgate, Canterbury		3					3

Application No	Address	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	Totals
CA//15/02088	The Playground, Patricbourne Road, Bridge		-1					-1
CA//15/02105	Ville of Dunkirk, Dover road, Harbledown		0					0
CA//15/02112	35 Island Road, Sturry		2					2
CA//15/02144	14 Warwick Road, Sturry		1					1
CA//15/02150	3 Laxton Way, Chestfield		1					1
CA//15/02157	Wesley Manse, 71 Whitstable Road, Canterbury			8				8
CA//15/02215	Land Adjacent 1 Studds Cottages, Whitstable Road, Herne Bay		1					1
CA//15/02228	Old Oast House, Hollow Lane, Canterbury			1				1
CA//15/02235	99 Cromwell Road, Whitstable		-1					-1
CA//15/02248	54 Sea View Road, Herne Bay		2					2
CA//15/02283	Mount Joy, Glen Walk, Whitstable		0					0
CA//15/02285	36 St Mary's Grove, Seasalter, Whitstable		1					1
CA//15/02291	Buildings 15 and 16, Tannery Square, Canterbury	6						6
CA//15/02299	175 Reculver Road, Herne Bay		2					2
CA//15/02311	Former Canterbury Ambulance Station, Military Road, Canterbury	14						14
CA//15/02345	The Warren, Park View, Sturry	9						9
CA//15/02374	13A Monastery Street, Canterbury			4				4
CA//15/02398	11 Gordon Road, Whitstable			1				1
CA//15/02421	Beechmount, Conyngham Lane, Bridge		0					0
CA//15/02434	80 Marine Parade, Whitstable		0					0
CA//15/02455	12 St Peters Street, Canterbury		1					1
CA//15/02471	62 Chestfield Road, Chestfield			1				1
CA//15/02488	Penny Lodge, Tower Hill, Whitstable			1				1
CA//15/02507	Sunnybank, Iffin Lane, Thanington		0					0
CA//15/02524	Land to the rear of 208 Tankerton Road, Whitstable			1				1
CA//15/02558	St Lawrence Cricket Ground, Old Dover Road, Canterbury	54						54
CA//15/02576	Taringa, Church Lane, Seasalter, Whitstable			3				3

Application No	Address	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	Totals
CA//15/02600	1 Vulcan Close, Whitstable	11						11
CA//15/02611	32 Preston Parade, Seasalter, Whitstable			0				0
CA//15/02628	85 Dargate Road, Yorkletts, Whitstable			1				1
CA//15/02629	The Oaks, Radfall Road, Chestfield			0				0
CA//15/02648	Land to the rear of 19 and 21 Chestfield Road, Chestfield		2					2
CA//15/02654	91-95 High Street, Herne Bay		4					4
CA//15/02655	Land adjacent to 80 Albany Drive, Herne Bay			1				1
CA//15/02722	81 Bennells Avenue, Whitstable		1					1
CA//15/02732	51 Wolseley Avenue, Herne Bay		0					0
CA//15/02734	28 Pilgrims Way, Canterbury		1					1
CA//15/02753	Land at Chapel Row, Herne			1				1
CA//15/02761	Land at Cranmer Close, Bekesbourne		2					2
CA//15/02763	23 Stanley Road, Herne Bay			1				1
CA//15/02765	11 Gordon Road, Whitstable			1				1
CA//15/02767	22-28 Bentley Avenue, Herne Bay			1				1
CA//15/02786	St Philip Howard School, 41 Avenue Road, Herne Bay	5	15	11				31
CA//16/00010	Bulls Head, 9 The Street, Adisham			2				2
CA//16/00015	Land rear of 30 Oaten Hill, Canterbury		1					1
CA//16/00044	Land r/o 6 Priest Walk, Whitstable			1				1
CA//16/00046	Hill House, Baker's Lane, Chartham			18				18
CA//16/00073	138 Joy Lane, Whitstable		1					1
CA//16/00087	Helios House, The Street, Barham		1					1
CA//16/00099	Land at Howfield Lane, Chartham		3					3
CA//16/00129	3 Argyle Road, Whitstable			1				1
CA//16/00216	30 Fitzroy Road, Whitstable			1				1
CA//16/00220	51 Hackington Road, Tyler Hill, Hackington	1						1
CA//16/00222	Old Brewery Business Centre, 75 Stour Street, Canterbury			5				5

Application No	Address	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	Totals
CA//16/00300	The Highlands, Aerodrome Road, Bekesbourne		0					0
CA//16/00380	Land adjacent to 2 St George's Avenue, Herne Bay			2				2
CA//16/00423	The Loft, Pett Bottom Road, Upper Hardres			0				0
CA//16/00487	15 Albion Place, Canterbury		1					1
CA//16/00513	153 Mortimer Street, Herne Bay			2				2
CA//16/00514	14 St Georges Avenue, Herne Bay			1				1
CA//16/00526	30 Harkness Drive, Canterbury		0					0
CA//16/00554	Royal Oak Caravan Park, Sweechgate, Broad Oak, Sturry		14					14
CA//16/00571	Wincheap Farmhouse, 64 Hollow Lane, Canterbury		2					2
CA//16/00586	Former Oil Depot, Union Road, Bridge			4				4
CA//16/00595	Topsails, 6 Clifford Road, Whitstable			0				0
CA//16/00609	53 Dargate Road, Yorklets, Whitstable			1				1
CA//16/00625	Woodside, Iffin Lane, Thanington			0				0
CA//16/00634	Land rear of 33 West Cliff, Whitstable			1				1
CA//16/00665	6 Teynham Road, Whitstable	7						7
CA//16/00676	58 Faversham Road, Seasalter, Whitstable			1				1
CA//16/00702	32 Pretoria Road, Canterbury		1					1
CA//16/00748	Former Wyevale Garden Centre, London Road, Upper Harbledown	19						19
CA//16/00762	Land at Regency Place, Canterbury		1					1
CA//16/00779	Blean View, Junction Road, Herne Bay			0				0
CA//16/00788	26 Daytona Way, Studd Hill ,Herne Bay		1					1
CA//16/00789	6-9 Larkey View, Chartham Hatch		2					2
CA//16/00823	27 Hazlemere Road, Seasalter, Whitstable			0				0
CA//16/00862	1 Graystone Road, Whitstable			4				4
CA//16/00890	Honey Cottage, 8 Honey Hill, Blean			0				0
CA//16/00896	203 Canterbury Road, Herne Bay			3				3
CA//16/00899	Land between 25a Kemsing Gardens 49a Ulcombe Gardens, Canterbury		1					1

Application No	Address	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	Totals
CA//16/00913	167 Tankerton Road, Whitstable			0				0
CA//16/00920	St Aubins, 60 Sturry Hill, Sturry	1	1					2
CA//16/00958	Melbury, Maypole Lane, Hoath	1						1
CA//16/01037	Barretts, Pound Lane, Canterbury	5						5
CA//16/01047	Willow Hollow, Grays Farm, North Stream, Chislet			-1				-1
CA//16/01066	Highlands, Hackington Close, Canterbury			1				1
CA//16/01080	62 London Road, Canterbury		1					1
CA//16/01081	9 Link Road, Tyler Hill, Hackington			-1				-1
CA//16/01090	Tankerton Evangelical Church, 154 Northwood Road, Whitstable			2				2
CA//16/01112	Sparrow Court, Gravel Castle Road, Barham		0					0
CA//16/01124	The Swallows, Old Dover Road, Barham			-1				-1
CA//16/01168	11 Durham Close, Canterbury		1					1
CA//16/01169	42 New Dover Road, Canterbury	10						10
CA//16/01246	Land adjacent to The Old Forge, Church Lane, Kingston			1				1
CA//16/01249	Saint Johns Hall, St Johns Place, Canterbury			4				4
CA//16/01291	Garden Flat, Riverdale House, Church Lane, Chartham			-1				-1
CA//16/01304	13 Castle Road, Whitstable			0				0
CA//16/01338	Land adjacent to 1 Fairacres Close, Herne Bay			1				1
CA//16/01346	Northgate House, 115-120 Northgate, Canterbury		10	14				24
CA//16/01360	10A Gorse Lane, Herne	1						1
CA//16/01365	192 Wincheap, Canterbury			2				2
CA//16/01380	19 South Canterbury Road, Canterbury	1						1
CA//16/01382	Sydney House, Derringstone Hill, Barham	2	1					3
CA//16/01393	12 Morris Avenue, Herne Bay			1				1
CA//16/01443	Pilgrims Lane Kennels, Pilgrims Lane, Whitstable		3					3
CA//16/01540	91 Mill Lane, Herne			0				0
CA//16/01562	63 Newton Road, Whitstable		1					1

Application No	Address	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	Totals
CA//14/00322	85 High Street, Herne Bay	1						1
CA/15/02180	Whitstable and Seasalter Golf Club, Collingwood Road, Whitstable			3				3
CA/15/02204	St Georges Residential Home, 42-43 Westcliffe, Whitstable		2					2
CA//16/01604	5 High Street, Whitstable		6					6
CA//16/01607	The Manor, Park Place, Herne				3			3
CA//16/01610	6 St David's Close, Whitstable			1				1
CA//16/01623	Land at Sea Farm and Croft Farm, 8b Dargate Road, Yorkletts, Whitstable	2						2
CA//16/01629	55 Mill Lane, Herne			1				1
CA//16/01630	263 Reculver Road, Herne Bay			2				2
CA//16/01815	113-115 High Street, Herne Bay		1					1
CA//16/01836	Stonecrop, Hoath Road, Sturry			0				0
CA//16/01844	10 Upper Bridge Street, Canterbury		8					8
CA//16/01868	21 St Georges Terrace, Herne Bay	6						6
CA//16/01869	2 Morris Avenue, Herne Bay			0				0
CA//16/01877	Creine Mill Lane, The Old Tannery, Canterbury			0				0
CA//16/01900	13 Lismore Road, Whitstable			1				1
CA//16/01902	Land adjacent to 27 Rose Acre Road, Littlebourne			1				1
CA//16/01903	Land adjacent to 24 Rose Acre Road, Littlebourne			1				1
CA//16/01918	Land between 1 & 3 Clare Road, Whitstable			1				1
CA//16/01925	42 Mickleburgh Hill, Herne Bay			1				1
CA//16/01953	108 Dargate Road, Yorkletts, Whitstable		1					1
CA//16/01972	Parker Lodge, Regent Street, Whitstable			1				1
CA//16/01953	108 Dargate Road, Yorkletts, Whitstable		1					1
CA//16/01972	Parker Lodge, Regent Street, Whitstable			1				1
CA//16/01981	The Barn, St Peter's Place, Canterbury			1				1
CA//16/02006	Buckholt Barn, Anvil Green Road, Waltham	1						1

Application No	Address	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	Totals
CA//16/02012	16 Rhodaus Close, Canterbury			1				1
CA//16/02014	2A Duck Lane, Canterbury			1				1
CA//16/02024	Land adjacent to 8 Ash Crescent, Hersden, Sturry			1				1
CA//16/02027	Land at the rear of The Anchor Inn, Bekesbourne Lane, Littlebourne			2				2
CA//16/02046	13 Hodgson Road, Seasalter	0						0
CA//16/02055	8b-11 North Lane, Canterbury				7			7
CA//16/02129	Land adjacent to 33 Pretoria Road, Canterbury			1				1
CA//16/02138	18 Queens Road, Whitstable			-2				-2
CA//16/02143	Land adjacent to Marsted, Pean Court Road, Whitstable			2				2
CA//16/02165	Workshop between 3 & 5 Bartlett Drive, Whitstable			1				1
CA//16/02176	75 Albion Lane, Herne			1				1
CA//16/02177	Larkey Woods Farm, Cockering Road, Chartham			10				10
CA//16/02187	Braymor House, Queens Avenue, Canterbury		2					2
CA//16/02197	226a And 226b Tankerton Road, Whitstable			3				3
CA//16/02285	12 Grimthorpe Avenue, Whitstable			0				0
CA//16/02302	61 Wolseley Avenue, Herne Bay	0						0
CA//16/02338	The Bungalow, North Stream, Marshside, Chislet			0				0
CA//16/02367	Land adjoining Holmbury, Church Road, Littlebourne	1						1
CA//16/02375	51 Preston Parade, Seasalter, Whitstable			0				0
CA//16/02396	19 Gordon Road, Canterbury			1				1
CA//16/02404	88 Central Avenue, Herne Bay			1				1
CA//16/02432	35 Station Road, Herne Bay			-2				-2
CA//16/02488	Blackman House, 6A St Peter's Lane, Canterbury	1						1
CA//16/02534	32 Woodlawn Street, Whitstable			2				2
CA//16/02561	168 Mortimer Street, Herne Bay			2				2
CA//16/02593	Land adj 10 Hunton Gardens, Canterbury			1				1
CA//16/02655	190 Wincheap, Canterbury		9					9

Application No	Address	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	Totals
CA//16/02704	Former Wyevale Garden Centre, London Road, Harbledown		9					9
CA//16/02760	Land Rear Of, 74 Ashford Road, Thanington			1				1
CA//16/02777	Land adjacent to, 62 Cromwell Road, Whitstable		1					1
CA//16/02804	78 Highland Road, Chartham			1				1
CA//16/02818	9 Morris Avenue, Herne Bay			1				1
CA//16/02820	The Malthouse, Malthouse Road, Canterbury			6				6
CA//16/02842	57 Albany Drive, Herne Bay			1				1
CA//16/02845	28 New House Close, Thanington Without			1				1
CA//16/02874	22 Maydowns Road, Chestfield			0				0
CA//16/02886	60A London Road, Canterbury			9				9
CA//16/02903	3 Queens Avenue, Canterbury				1			1
CA//17/00179	52D Palace Street, Canterbury			-1				-1

Appendix 2

Section 41 of the Natural Environment & Rural Communities (NERC) Act 2006 species recorded with the Canterbury District

Of the 943 species listed in Section 41 of the Natural Environment & Rural Communities (NERC) Act 2006, 451 have been recorded in Kent. 229 (50%) of these have been recorded in Canterbury (Table 2.1) with 188 (41%) since 1990, and 170 (37%) 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 KMBRC show not only apparent species losses but also gains; Table 2.4 shows the 32 Section 41 species that, up until 1990, had not been detected in Canterbury. Four new species have been added to the list for 2015, three of these were recorded in 2013, the other in 1968; see table 2.5.

It should be noted that:

- A lack of recent records of a species does not necessarily mean that a species has been destroyed completely within the Canterbury District
- Many of the species listed rely on expert identification
- Recording effort is extremely patchy for many taxonomic groups and heavily reliant on volunteers

Table 2.1- Section 41 Species recorded in Canterbury District

Taxon group	Scientific Name	Common Name
fungus	<i>Entoloma bloxamii</i>	Big Blue Pinkgill
fungus	<i>Hericium coralloides</i>	Coral Tooth
fungus	<i>Hericium erinaceus</i>	Bearded Tooth
fungus	<i>Hydnellum concrescens</i>	Zoned Tooth
fungus	<i>Hydnellum spongiosipes</i>	Velvet Tooth
lichen	<i>Caloplaca flavorubescens</i>	Caloplaca flavorubescens
lichen	<i>Varicellaria hemisphaerica</i>	Varicellaria hemisphaerica
moss	<i>Atrichum angustatum</i>	Lesser Smoothcap
moss	<i>Cyclodictyon laetevirens</i>	Bright-green Cave-moss
flowering plant	<i>Potamogeton acutifolius</i>	Sharp-leaved Pondweed
flowering plant	<i>Scleranthus annuus</i>	Annual Knawel
flowering plant	<i>Illecebrum verticillatum</i>	Coral-necklace
flowering plant	<i>Dianthus armeria</i>	Deptford Pink
flowering plant	<i>Silene gallica</i>	Small-flowered catchfly
flowering plant	<i>Salsola kali subsp. kali</i>	Prickly Saltwort
flowering plant	<i>Monotropa hypopitys</i>	Yellow Bird's-nest
flowering plant	<i>Galeopsis angustifolia</i>	Red Hemp-nettle
flowering plant	<i>Clinopodium acinos</i>	Basil Thyme
flowering plant	<i>Clinopodium menthifolium</i>	Wood Calamint
flowering plant	<i>Euphrasia pseudokernerii</i>	Eyebright
flowering plant	<i>Fallopia dumetorum</i>	Copse-bindweed
flowering plant	<i>Carex divisa</i>	Divided Sedge
flowering plant	<i>Carex vulpina</i>	True Fox-sedge
flowering plant	<i>Puccinellia fasciculata</i>	Borrer's Saltmarsh-grass
flowering plant	<i>Hordeum marinum</i>	Sea Barley
flowering plant	<i>Spartina maritima</i>	Small Cord-grass
flowering plant	<i>Cephalanthera damasonium</i>	White Helleborine
flowering plant	<i>Herminium monorchis</i>	Musk Orchid

Taxon group	Scientific Name	Common Name
flowering plant	<i>Platanthera bifolia</i>	Lesser Butterfly-orchid
flowering plant	<i>Orchis simia</i>	Monkey Orchid
flowering plant	<i>Aceras anthropophorum</i>	Man Orchid
flowering plant	<i>Ophrys insectifera</i>	Fly Orchid
flowering plant	<i>Orchis ustulata</i>	Burnt Orchid
flowering plant	<i>Muscari neglectum</i>	Grape-hyacinth
flowering plant	<i>Centaurea cyanus</i>	Cornflower
flowering plant	<i>Lactuca saligna</i>	Least Lettuce
flowering plant	<i>Crepis mollis</i>	Northern Hawk's-beard
flowering plant	<i>Chamaemelum nobile</i>	Chamomile
flowering plant	<i>Scandix pecten-veneris</i>	Shepherd's-needle
flowering plant	<i>Oenanthe fistulosa</i>	Tubular Water-dropwort
flowering plant	<i>Bupleurum tenuissimum</i>	Slender Hare's-ear
millipede	<i>Polyzonium germanicum</i>	Boring Millipede
spider (Araneae)	<i>Saaristoa firma</i>	Triangle Hammock-spider
spider (Araneae)	<i>Philodromus fallax</i>	Sand Running-spider
spider (Araneae)	<i>Pseudeuophrys obsoleta</i>	Whelk-shell Jumper
crustacean	<i>Austropotamobius pallipes</i>	White-clawed Freshwater Crayfish
insect - dragonfly (Odonata)	<i>Anaciaeschna isoceles</i>	Norfolk Hawker
insect - true bug (Hemiptera)	<i>Chlorita viridula</i>	Sea-wormwood Leafhopper
insect - beetle (Coleoptera)	<i>Agabus (Gaurodytes) brunneus</i>	Brown Diving Beetle
insect - beetle (Coleoptera)	<i>Lucanus cervus</i>	Stag Beetle
insect - beetle (Coleoptera)	<i>Gnorimus nobilis</i>	Noble Chafer
insect - beetle (Coleoptera)	<i>Malachius aeneus</i>	Scarlet Malachite Beetle
insect - beetle (Coleoptera)	<i>Meloe proscarabaeus</i>	Black Oil-beetle
insect - beetle (Coleoptera)	<i>Cryptocephalus coryli</i>	Hazel Pot Beetle
insect - beetle (Coleoptera)	<i>Melanapion minimum</i>	Sallow Guest Weevil
insect - moth	<i>Hepialus humuli</i>	Ghost Moth
insect - moth	<i>Adscita statices</i>	Forester
insect - moth	<i>Pyropteron chrysidiformis</i>	Fiery Clearwing
insect - moth	<i>Anania funebris</i>	White-spotted Sable
insect - moth	<i>Agrotera nemoralis</i>	Beautiful Pearl
insect - moth	<i>Sciota hostilis</i>	Scarce Aspen Knot-horn
insect - butterfly	<i>Erynnis tages</i>	Dingy Skipper
insect - butterfly	<i>Pyrgus malvae</i>	Grizzled Skipper
insect - butterfly	<i>Satyrium w-album</i>	White-letter Hairstreak
insect - butterfly	<i>Cupido minimus</i>	Small Blue
insect - butterfly	<i>Hamearis lucina</i>	Duke of Burgundy
insect - butterfly	<i>Limenitis camilla</i>	White Admiral

Taxon group	Scientific Name	Common Name
insect - butterfly	<i>Boloria selene</i>	Small Pearl-bordered Fritillary
insect - butterfly	<i>Boloria euphrosyne</i>	Pearl-bordered Fritillary
insect - butterfly	<i>Melitaea athalia</i>	Heath Fritillary
insect - butterfly	<i>Argynnis adippe</i>	High Brown Fritillary
insect - butterfly	<i>Lasiommata megera</i>	Wall
insect - butterfly	<i>Leptidea sinapis</i>	Wood White
insect - butterfly	<i>Coenonympha pamphilus</i>	Small Heath
insect - moth	<i>Trichiura crataegi</i>	Pale Eggar
insect - moth	<i>Malacosoma neustria</i>	Lackey
insect - moth	<i>Watsonalla binaria</i>	Oak Hook-tip
insect - moth	<i>Cymatophorima diluta</i>	Oak Lutestring
insect - moth	<i>Hemistola chrysoprasaria</i>	Small Emerald
insect - moth	<i>Cyclophora porata</i>	False Mocha
insect - moth	<i>Timandra comae</i>	Blood-Vein
insect - moth	<i>Scopula marginepunctata</i>	Mullein Wave
insect - moth	<i>Idaea ochrata subsp. cantiata</i>	Bright Wave
insect - moth	<i>Idaea dilutaria</i>	Silky Wave
insect - moth	<i>Orthonama vittata</i>	Oblique Carpet
insect - moth	<i>Xanthorhoe ferrugata</i>	Dark-barred Twin-spot Carpet
insect - moth	<i>Scotopteryx chenopodiata</i>	Shaded Broad-bar
insect - moth	<i>Epirrhoe galiata</i>	Galium Carpet
insect - moth	<i>Pelurga comitata</i>	Dark Spinach
insect - moth	<i>Eulithis mellinata</i>	Spinach
insect - moth	<i>Ecliptopera silaceata</i>	Small Phoenix
insect - moth	<i>Melanthia procellata</i>	Pretty Chalk Carpet
insect - moth	<i>Perizoma albulata subsp. albulata</i>	Grass Rivulet
insect - moth	<i>Chesias legatella</i>	Streak
insect - moth	<i>Chesias rufata</i>	Broom-tip
insect - moth	<i>Minoa murinata</i>	Drab Looper
insect - moth	<i>Chiasmia clathrata</i>	Latticed Heath
insect - moth	<i>Ennomos quercinaria</i>	August Thorn
insect - moth	<i>Ennomos fuscantaria</i>	Dusky Thorn
insect - moth	<i>Ennomos erosaria</i>	September Thorn
insect - moth	<i>Lycia hirtaria</i>	Brindled Beauty
insect - moth	<i>Hemaris tityus</i>	Narrow-bordered Bee Hawk-moth
insect - moth	<i>Siona lineata</i>	Black-veined Moth
insect - moth	<i>Diloba caeruleocephala</i>	Figure of Eight
insect - moth	<i>Euxoa tritici</i>	White-line Dart
insect - moth	<i>Euxoa nigricans</i>	Garden Dart
insect - moth	<i>Noctua orbona</i>	Lunar Yellow Underwing
insect - moth	<i>Graphiphora augur</i>	Double Dart
insect - moth	<i>Eugnorisma glareosa</i>	Autumnal Rustic
insect - moth	<i>Diarsia rubi</i>	Small Square-spot
insect - moth	<i>Xestia castanea</i>	Neglected Rustic
insect - moth	<i>Polia bombycina</i>	Pale Shining Brown

Taxon group	Scientific Name	Common Name
insect - moth	<i>Heliophobus reticulata</i> subsp. <i>marginosa</i>	Bordered Gothic
insect - moth	<i>Melanchra persicariae</i>	Dot Moth
insect - moth	<i>Melanchra pisi</i>	Broom Moth
insect - moth	<i>Tholera cespitis</i>	Hedge Rustic
insect - moth	<i>Tholera decimalis</i>	Feathered Gothic
insect - moth	<i>Orthosia gracilis</i>	Powdered Quaker
insect - moth	<i>Mythimna comma</i>	Shoulder-striped Wainscot
insect - moth	<i>Brachylochia viminalis</i>	Minor Shoulder-knot
insect - moth	<i>Asteroscopus sphinx</i>	Sprawler
insect - moth	<i>Aporophyla lutulenta</i>	Deep-brown Dart
insect - moth	<i>Allophyes oxyacanthae</i>	Green-brindled Crescent
insect - moth	<i>Blepharita adusta</i>	Dark Brocade
insect - moth	<i>Agrochola helvola</i>	Flounced Chestnut
insect - moth	<i>Agrochola litura</i>	Brown-spot Pinion
insect - moth	<i>Agrochola lychnidis</i>	Beaded Chestnut
insect - moth	<i>Atethmia centrigo</i>	Centre-barred Sallow
insect - moth	<i>Xanthia icteritia</i>	Sallow
insect - moth	<i>Xanthia gilvago</i>	Dusky-lemon Sallow
insect - moth	<i>Acronicta psi</i>	Grey Dagger
insect - moth	<i>Acronicta rumicis</i>	Knot Grass
insect - moth	<i>Amphipyra tragopoginis</i>	Mouse Moth
insect - moth	<i>Cosmia diffinis</i>	White-spotted Pinion
insect - moth	<i>Apamea remissa</i>	Dusky Brocade
insect - moth	<i>Apamea anceps</i>	Large Nutmeg
insect - moth	<i>Mesoligia literosa</i>	Rosy Minor
insect - moth	<i>Amphipoea oculea</i>	Ear Moth
insect - moth	<i>Hydraecia micacea</i>	Rosy Rustic
insect - moth	<i>Celaena leucostigma</i>	Crescent
insect - moth	<i>Archanara neurica</i>	White-mantled Wainscot
insect - moth	<i>Rhizedra lutosa</i>	Large Wainscot
insect - moth	<i>Hoplodrina blanda</i>	Rustic
insect - moth	<i>Caradrina morpheus</i>	Mottled Rustic
insect - moth	<i>Stilbia anomala</i>	Anomalous
insect - moth	<i>Pechipogo strigilata</i>	Common Fan-foot
insect - moth	<i>Paracolax tristalis</i>	Clay Fan-foot
insect - moth	<i>Trisateles emortualis</i>	Olive Crescent
insect - moth	<i>Arctia caja</i>	Garden Tiger
insect - moth	<i>Spilosoma lubricipeda</i>	White Ermine
insect - moth	<i>Spilosoma luteum</i>	Buff Ermine
insect - moth	<i>Tyria jacobaeae</i>	Cinnabar
insect - true fly (Diptera)	<i>Asilus crabroniformis</i>	Hornet Robberfly
insect - true fly (Diptera)	<i>Dorycera graminum</i>	Phoenix Fly
insect -	<i>Formicoxenus nitidulus</i>	Shining Guest Ant

Taxon group	Scientific Name	Common Name
hymenopteran		
insect - hymenopteran	<i>Odynerus (Odynerus) melanocephalus</i>	Black-headed Mason Wasp
insect - hymenopteran	<i>Cerceris quadricincta</i>	Four-banded Weevil-wasp
insect - hymenopteran	<i>Colletes (Colletes) halophilus</i>	Sea-aster Colletes Bee
insect - hymenopteran	<i>Andrena (Hoplodrena) ferox</i>	Oak Mining Bee
insect - hymenopteran	<i>Eucera (Eucera) longicornis</i>	Long-horned Bee
insect - hymenopteran	<i>Bombus (Megabombus) ruderatus</i>	Large Garden Bumble Bee
insect - hymenopteran	<i>Bombus (Subterraneobombus) subterraneus</i>	Short-haired Bumble Bee
insect - hymenopteran	<i>Bombus (Thoracobombus) humilis</i>	Brown-banded Carder-bee
insect - hymenopteran	<i>Bombus (Thoracobombus) muscorum</i>	Moss Carder-bee
insect - hymenopteran	<i>Bombus (Thoracobombus) ruderarius</i>	Red-shanked Carder-bee
insect - hymenopteran	<i>Bombus (Thoracobombus) sylvarum</i>	Shrill Carder Bee
coelenterate (=cnidarian)	<i>Lucernariopsis campanulata</i>	A Stalked Jellyfish
coelenterate (=cnidarian)	<i>Lucernariopsis cruxmelitensis</i>	St. John's Jellyfish
mollusc	<i>Segmentina nitida</i>	The Shining Ram's-horn
mollusc	<i>Vertigo (Vertigo) moulinsiana</i>	Desmoulin's Whorl Snail
mollusc	<i>Ostrea edulis</i>	Common Oyster
amphibian	<i>Triturus cristatus</i>	Great Crested Newt
amphibian	<i>Bufo bufo</i>	Common Toad
amphibian	<i>Epidalea calamita</i>	Natterjack Toad
bird	<i>Cygnus columbianus subsp. bewickii</i>	Bewick's Swan
bird	<i>Branta bernicla subsp. bernicla</i>	Dark-bellied Brent Goose
bird	<i>Aythya marila</i>	Scaup
bird	<i>Melanitta nigra</i>	Common Scoter
bird	<i>Botaurus stellaris</i>	Bittern
bird	<i>Perdix perdix</i>	Grey Partridge
bird	<i>Puffinus mauretanicus</i>	Balearic shearwater
bird	<i>Circus cyaneus</i>	Hen Harrier
bird	<i>Crex crex</i>	Corncrake
bird	<i>Burhinus oediconemus</i>	Stone Curlew
bird	<i>Vanellus vanellus</i>	Lapwing
bird	<i>Numenius arquata</i>	Curlew
bird	<i>Sterna dougallii</i>	Roseate Tern
bird	<i>Streptopelia turtur</i>	Turtle Dove
bird	<i>Cuculus canorus</i>	Cuckoo

Taxon group	Scientific Name	Common Name
bird	<i>Caprimulgus europaeus</i>	Nightjar
bird	<i>Acrocephalus palustris</i>	Marsh Warbler
bird	<i>Acrocephalus paludicola</i>	Aquatic Warbler
bird	<i>Locustella luscinioides</i>	Savi's Warbler
bird	<i>Locustella naevia</i>	Grasshopper Warbler
bird	<i>Phylloscopus sibilatrix</i>	Wood Warbler
bird	<i>Alauda arvensis</i>	Skylark
bird	<i>Lullula arborea</i>	Woodlark
bird	<i>Anthus trivialis</i>	Tree Pipit
bird	<i>Motacilla flava subsp. flavissima</i>	Yellow Wagtail
bird	<i>Turdus torquatus</i>	Ring Ouzel
bird	<i>Muscicapa striata</i>	Spotted Flycatcher
bird	<i>Passer domesticus</i>	House Sparrow
bird	<i>Passer montanus</i>	Tree Sparrow
bird	<i>Acanthis cabaret</i>	Lesser Redpoll
bird	<i>Coccothraustes coccothraustes</i>	Hawfinch
bird	<i>Emberiza citrinella</i>	Yellowhammer
bird	<i>Emberiza schoeniclus</i>	Reed Bunting
bony fish (Actinopterygii)	<i>Anguilla anguilla</i>	European Eel
bony fish (Actinopterygii)	<i>Salmo trutta</i>	Brown/Sea Trout
reptile	<i>Anguis fragilis</i>	Slow-worm
reptile	<i>Lacerta agilis</i>	Sand Lizard
reptile	<i>Zootoca vivipara</i>	Common Lizard
reptile	<i>Natrix natrix</i>	Grass Snake
reptile	<i>Vipera berus</i>	Adder
terrestrial mammal	<i>Lutra lutra</i>	European Otter
marine mammal	<i>Phoca vitulina</i>	Common Seal
marine mammal	<i>Lagenorhynchus albirostris</i>	White-beaked Dolphin
marine mammal	<i>Tursiops truncatus</i>	Bottle-Nosed Dolphin
terrestrial mammal	<i>Erinaceus europaeus</i>	West European Hedgehog
terrestrial mammal	<i>Nyctalus noctula</i>	Noctule Bat
terrestrial mammal	<i>Pipistrellus pygmaeus</i>	Soprano Pipistrelle
terrestrial mammal	<i>Plecotus auritus</i>	Brown Long-eared Bat
marine mammal	<i>Phocoena phocoena</i>	Common Porpoise
terrestrial mammal	<i>Sciurus vulgaris</i>	Eurasian Red Squirrel
terrestrial mammal	<i>Arvicola amphibius</i>	European Water Vole
terrestrial mammal	<i>Micromys minutus</i>	Harvest Mouse
terrestrial mammal	<i>Muscardinus avellanarius</i>	Hazel Dormouse
terrestrial mammal	<i>Lepus europaeus</i>	Brown Hare

Table 2.2 –Section 41 Species previously recorded in Canterbury but not since 1st January 1990.

Common Name	Scientific Name	Taxon group
lichen	<i>Varicellaria hemisphaerica</i>	Varicellaria hemisphaerica
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
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- Section 41 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 – Section 41 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 conrescens</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>Satyrrium 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
insect - hymenopteran	<i>Andrena (Hoplandrena) ferox</i>	Oak Mining Bee
coelenterate (=cnidarian)	<i>Lucernariopsis campanulata</i>	A Stalked Jellyfish
coelenterate (=cnidarian)	<i>Lucernariopsis cruxmelitensis</i>	St. John's Jellyfish
Common Porpoise	<i>Phocoena phocoena</i>	marine mammal

Table 2.5 - Four species added to the Canterbury list since the 2014 iteration.

Taxon group	Scientific Name	Common Name	Year of record
lichen	<i>Varicellaria hemisphaerica</i>	Varicellaria hemisphaerica	1968
insect - hymenopteran	<i>Andrena (Hoplodreona) ferox</i>	Oak Mining Bee	2013
coelenterate (=cnidarian)	<i>Lucernariopsis campanulata</i>	A Stalked Jellyfish	2013
coelenterate (=cnidarian)	<i>Lucernariopsis cruxmelitensis</i>	St. John's Jellyfish	2013