

Authority Monitoring Report

April 2018 to March 2019



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Chapter 1: Introduction

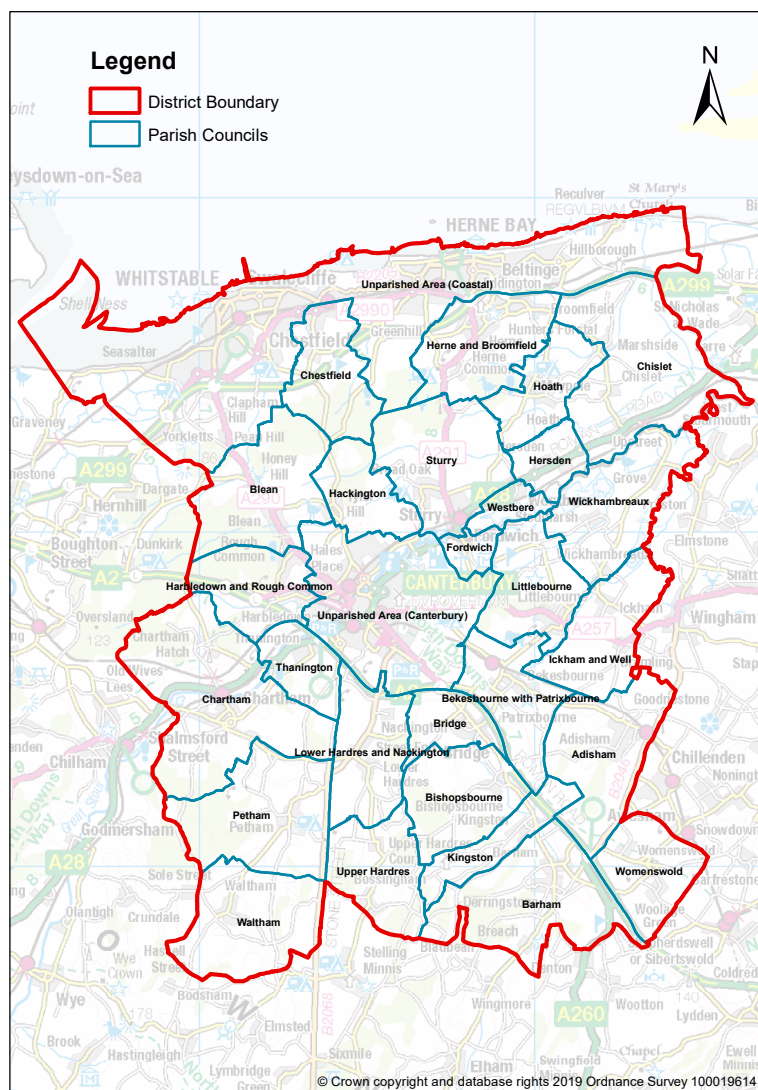
- 1.1** The Authority Monitoring Report (AMR), formerly known as the 'Annual Monitoring Report', is produced on an annual basis. The AMR aims to provide an overview of how the policies and targets identified in the Adopted Canterbury District Local Plan (CDLP) (July 2017) have been implemented between the period 1st April 2018 and 31st March 2019. The AMR provides details of economic, social and environmental data over this period to measure how the Canterbury District is performing as an area, promote sustainable development in the future and improve the quality of life of its residents.
- 1.2** Regulation 34 of The Town and Country Planning (Local Planning) (England) Regulations 2012 sets out the information that must be included in an AMR. This report is intended to meet these requirements and provide further information on the following areas:
- The delivery of the CDLP;
 - Whether the Council's current planning policies are achieving their objectives;
 - Neighbourhood development plans;
 - Community infrastructure levy;
 - Duty to Cooperate meetings;
 - Statistical data including but not limited to housing completions, affordable housing, employment and retail changes in floorspace, transport, biodiversity and projections for future developments;
 - Infrastructure requirements and contributions; and,
 - The progress of the Herne Bay Area Action Plan.

Chapter 2: Canterbury District

The Geography of the District

2.1 Canterbury District is located in north-east Kent and consists of 30,885 hectares with 21.6 kilometers of coastline. The District includes 3 main residential areas: the historic City of Canterbury, and the coastal towns of Herne Bay and Whitstable. The surrounding rural areas contain 27 Parishes with 41 villages.

Map 2.1 Parishes in the District



- 2.2** In July 2018, Full Council redesignated the Parish Boundaries in doing so created a new Parish for the village of Hersden ⁽¹⁾.
- 2.3** The District is bordered by:
- Thanet District Council to the East;
 - Dover District Council to the South-East;
 - Folkestone and Hythe District Council to the South;
 - Ashford Borough Council to the South-West; and
 - Swale Borough Council to the West.
- 2.4** Canterbury District has a rich natural and built environment, with 27% of the District covered by the Kent Downs Area of Outstanding Natural Beauty (AONB). There is also a Area's of High Landscape Value (AHLV) associated with the North Kent Marshes, Blean Woods, the North Downs, Wantsum Channel and Canterbury (the valley of the River Stour around Canterbury). The District 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 are ancient woodland.
- 2.5** The built environment is equally rich, with Canterbury City having UNESCO World Heritage Site status which includes Canterbury Cathedral, St. Augustine's Abbey and St Martin's Church. There are 1,880 listed buildings in the District and 53 scheduled monuments.
- 2.6** In 2017, Canterbury hosted the highest number of visitor trips within the county (7.8 million), with the highest visitor spend (£392 million). The Districts visitor economy has grown by 8.1% in 2017 and is currently worth roughly £491 million⁽²⁾.
- 2.7** The District is an important employment centre in East Kent. Canterbury has a strong service and education sector with five higher and further education institutions: University of Kent at Canterbury, Canterbury Christ Church University, University for the Creative Arts, Girne American University and Canterbury College.

Population within the District

2011 Census Data

- 2.8** The following tables set out key population statistics for the District from the 2011 Census.

1 The papers and minutes from Full Council can be seen as Item 131. Community Governance Review by clicking [here](#)

2 Sources: [Visit Kent](#) and [Canterbury Bid](#)

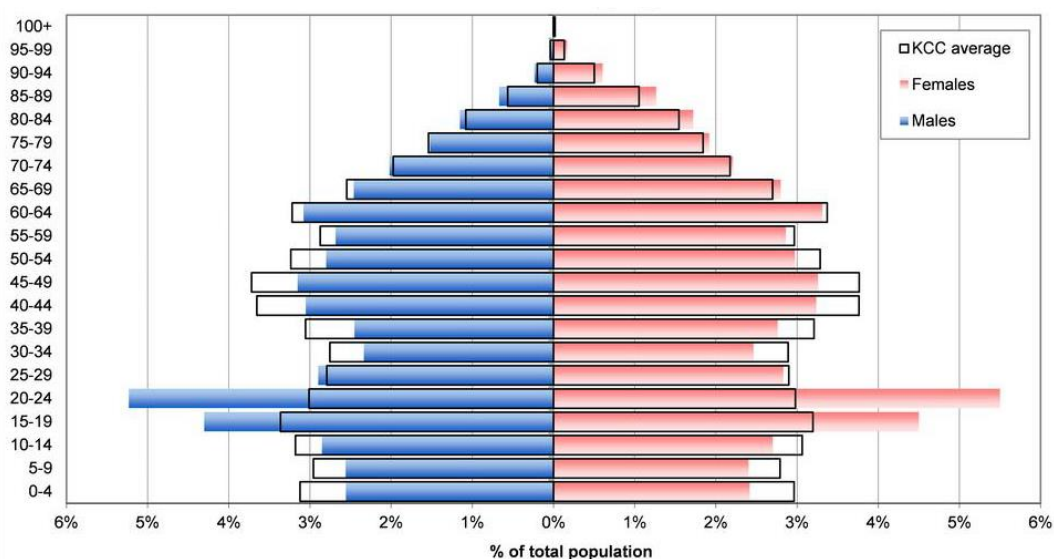
Table 2.1 Total Population for Kent Local Authorities ⁽³⁾

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	37,33	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	67,153	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	59,494	49.1	58,555	50.9	33,133	3.47
KCC Area	1,463,740	715,613	49.9	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

2.9 Table 2.1 shows that Canterbury District has the second largest population of all Kent districts, just behind Maidstone Borough Council, with 151,145 people.

3 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

Figure 2.1 Age Distribution in the District



Source: 2011 Census, Office for National Statistics © Crown Copyright
 Chart presented by Business Intelligence, Research & Evaluation, Kent County Council

2.10 The age distribution in 2011 shows that Canterbury has a high proportion of 15-24 year olds; this higher than Kent County Council (KCC) area average is potential due to large amounts of students attending Canterbury's multiple higher and further education institutions. Canterbury District's older population (80+ years old) is also slightly higher than the KCC area average. However those aged 14 and below, is below the KCC area average suggesting there have been low rates of child birth from 1997 to 2011, or that not many of those living in the District have young children.

Table 2.2 Total Population Change in Kent Local Authority Areas ⁽⁴⁾

Local Authority	2001	2011	2001/2011 Change	
			No.	%
Ashford	102,673	117,956	15,283	14.9
Canterbury	135,277	151,145	15,868	11.7
Dartford	85,906	97,365	11,459	13.3
Dover	104,571	111,674	7,103	6.8
Gravesham	95,712	101,720	6,008	6.3
Maidstone	138,945	155,143	16,198	11.7
Sevenoaks	109,309	114,893	5,584	5.1
Shepway	98,238	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
Kent	1,329,719	1,463,470	134,021	10.1

2.11 Table 2.2 demonstrates that KCC's area had a population of 1,463,740 in 2011. 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%).

2.12 The District's population grew by 15,868 (11.7%) between 2001 and 2011, which 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%).

4 Source: 2011 Census Table PP04 (unrounded data) released 24 September 2012: 2001 Census Standard Table 1 Office for National statistics (ONS) © Crown Copyright. Presented by Business Intelligence: Research & Evaluation, Kent County Council, October 2012

Split between households and communal establishments

2.13 Table 2.3 sets out the quantity and percentage of residents living in households and communal establishments for each of the Kent Local Authorities.

Table 2.3 Resident Type in Kent Local Authority Areas ⁽⁵⁾

	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	96,375	989	99.0	1.0
Dover	111,674	109,462	2,212	98.0	2.0
Gravesham	1.1,720	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

2.14 Of all Kent districts, Canterbury has the highest number (8,583 residents) and proportion (5.7%) of residents living in communal establishments. With five higher and further education institutions within the District, it is understandable that Canterbury's communal establishment figures were higher than the other Kent Authorities.

5 Source: 2011 Census Table PP07 (unrounded data) released 24 September 2012. Office for National statistics (ONS) © Crown Copyright. Presented by Business Intelligence: Research & Evaluation, Kent County Council, October 2012

Office for National Statistics (ONS) Mid Year Estimates

- 2.15** Mid Year Population estimates for the District have increased over recent years. The median⁽⁶⁾ age was getting lower, from 39.5 to 37.7, between 2011 and 2017 but this year it rose back to 38 (Table 2.4). Mid-2018 data estimates a population split of 80,878 males (49.2%) and 83,675 females (50.8%)⁽⁷⁾.

Table 2.4 Mid Year Population Estimates for Canterbury District⁽⁸⁾

Mid- year	Total Population	Median Age
2011	150,600	39.5
2012	153,223	39.2
2013	154,941	39
2014	157,044	38.9
2015	159,663	38.4
2016	162,502	37.8
2017	164,100	37.7
2018	164,553	38

- 2.16** The strong education sector in the District has implications for the structure of the local population, with 18.4% of the District's population in the 16-24 age range. These figures, considered alongside the fact that Canterbury has 5 higher and further education institutions, suggests there should be high migration flows for the District.
- 2.17** Inflow and outflow of internal migration in Canterbury District is the highest out of the 12 Kent Authorities. The District has an inflow of 13,545 and an outflow of 13,993 creating a net decrease of 448. However Canterbury District also has the highest international migration, in terms of inflow (2,345), outflow (1,079) and net change (1,266), across all Kent authorities⁽⁹⁾.

6 The value lying at the midpoint of the population age data meaning there is an equal probability of values falling above or below it.

7 ONS - Source: Office for National Statistics licensed under the Open Government Licence. Mid-year Population Estimates 2018

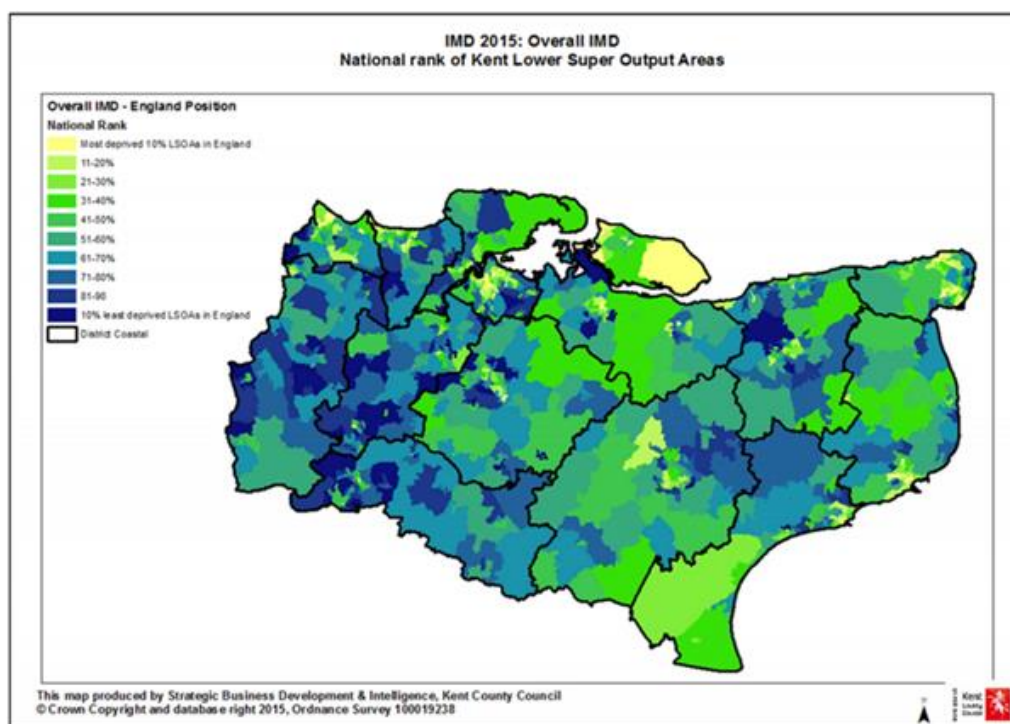
8 ONS - Source: Office for National Statistics licensed under the Open Government Licence. Mid-year Population Estimates 2018

9 ONS - Source: Office for National Statistics licensed under the Open Government Licence. Mid-year Population Estimates 2018

Index of Multiple Deprivation

- 2.18** In terms of deprivation, Canterbury was ranked 183rd out of 326 English authorities, and 6th within Kent for overall deprivation⁽¹⁰⁾.
- 2.19** The Office of National Statistics assesses deprivation at a very localised level known as Lower Super Output Areas (LSOAs). England was divided into 32,844 LSOAs, with 90 of them within Canterbury District. Of these 90 LSOAs within the District, none are within the 10% most deprived, however the District does contain 10 LSOAs in the 20% most deprived in the country. These pockets of deprivation are in Heron (3), Northgate (2), Wincheap (1), Barton (1), Seasalter (1), Gorrell (1), and Greenhill and Eddington (1)⁽¹¹⁾.
- 2.20** Map 2.2 indicates the deprivation levels in all of the Lower Super Output Areas in Kent, where yellow is 0-10% representing the most deprived areas, hence there is no yellow in Canterbury District.

Map 2.2 Deprivation Levels in Kent



10 Source: KCC October 2015, Indices of Deprivation- headline findings

11 Source: English Indices of Deprivation 2015

Chapter 3: Progress

3.1 The Government updated the National Planning Policy Framework (NPPF) in February 2019, and has subsequently made a series of updates to the Planning Practice Guidance (PPG).

Adopted CDLP Process

3.2 Below is a list that sets out the key stages, and documents produced, in the preparation of the July 2017 CDLP:

- 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);
- Submission of the Canterbury District Local Plan Publication Draft June 2014 to the Secretary of State (November 2014);
- Examination: Stage 1 hearings (July 2015);
- Proposed Amendments Consultation (November 2015);
- Examination: Stage 2 hearings (July/September 2016);
- Main Modifications consultation (February/March 2017); and
- Adoption of Canterbury District Local Plan (July 2017).

Planning Documents

3.3 Decisions on planning applications are taken in accordance with adopted planning policies, unless material considerations indicate otherwise. The Development Plan for the District comprises of:

- Canterbury District Local Plan (Adopted July 2017);
- Proposals Maps;
- Herne Bay Area Action Plan (HBAAP) (Adopted April 2010); and
- KCC Mineral and Waste Local Plan 2013 - 2030 (2016).

- 3.4** The Herne Bay Area Action Plan (HBAAP) was adopted in 2010 and is aimed at regenerating sites in Herne Bay. It consists of 21 policies and allocates three opportunity sites:
- The Central Development Area- construction of Aldi supermarket and extension of Herons Leisure Centre, along with public realm improvements;
 - Beach Street- an application for residential units and commercial/retail floorspace is pending decision; and
 - The Bus Depot- an application for 50 residential units and 900 square metres of retail floorspace was granted planning permission in June 2018.
- 3.5** Further information on the implementation of the HBAAP can be found in Appendix D: 'Herne Bay Area Action Plan'.
- 3.6** The Council also has a number of strategies, supplementary planning documents (SPDs) and guidance which expand on policies in the Development Plan or cover specific areas of the District. The strategies, SPDs, and Guidance include, but not limited to:
- A Heritage Strategy for Canterbury District (2019);
 - Housing, Homelessness and Rough Sleeping Strategy (2018);
 - Green Infrastructure Strategy (November 2018);
 - Canterbury District Transport Strategy (July 2017);
 - Whitstable Harbour Strategic Plan (February 2017);
 - Riverside Strategy (September 2015);
 - Outdoor Lighting (2006);
 - Heritage, Archaeology and Conservation (October 2007); and
 - The Kent Design Guide (December 2005).

Local Plan Update

- 3.7** The Local Plan was adopted on 13th July 2017, following the Inspector's report and recommended Main Modifications. Through the Main Modifications, the Inspector set out that 'the 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.'

- 3.8** The Council therefore appointed consultants Lichfields to carry out this analysis via the preparation of a Strategic Housing Market Assessment (SHMA). The SHMA provides an assessment of data and information, which then leads to an estimate of local housing needs and acts as a point-in-time analysis for the Canterbury District. It was prepared between September 2017 and February 2018. The SHMA is available [here](#). Based on the Key Findings, the recommendation for Policy and Resources Committee, July 2018, was that 'no review of the Plan is necessary at this time'. On 11th July 2018 the Council's Policy and Resource Committee resolved to note the assessment and confirmed that the CDLP should not be reviewed at this time.
- 3.9** The legal requirement, introduced in 2017, is for local planning authorities to review Local Plans at least every five years. Therefore, a report was taken to November 2018 Policy & Resources committee, where councillors approved the recommendation to begin preparatory work for the review of the CDLP. It is anticipated that a recommendation will be taken back to the Committee in October 2019 to formally commence the review of the Local Plan.
- 3.10** The local housing need figure for Canterbury District using the new national standard method currently stands at 1,127 dwellings per year – significantly higher than the housing requirement figure in the adopted Local Plan (of 800 dwellings per year). The new national standard method is just a starting point for carrying out further research to identify actual housing requirement figures. The Local Plan will become five years old in July 2022, after which date the delivery of housing in the District will be assessed against the new national standard method. Therefore the review will assess not only housing needs but also the employment, infrastructure and other associated needs. The review also offers us the opportunity to consider whether any changes are needed to our existing climate change policies to reflect Canterbury City Council's recent corporate declaration of a climate change emergency.
- 3.11** The Local Development Scheme (LDS) is a document that sets out the Council's anticipated timeline for the development of a Local Plan and other development plan documents. The Council's LDS was last updated in June 2016, and it is anticipated that this will be updated in October 2019 to reflect the review of the adopted Local Plan.

Ongoing and Future Work

- 3.12** As part of the preparatory work for the Local Plan review, the council has already started looking at updating its evidence in respect of:
- Landscape and Biodiversity;
 - Retail and Leisure;
 - Economic Development and Tourism;
 - Open Spaces,
 - Outdoor and Indoors Sports; and
 - Rural Settlements.

3.13 Supplementary Planning Documents (SPD) provide guidance to supplement the policies in the CDLP. 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 by providing further guidance for development on specific sites, or on particular issues, such as design. Given the age of a number of the documents a scoping review of SPDs and guidance is currently underway. Current work on strategies, SPDs and guidance include, but is not limited to:

- A Heritage Strategy; and
- Shopfronts design.

Bridge Neighbourhood Plan

3.14 Bridge Parish Council are in the process of preparing a new neighbourhood plan. The parish council decided to withdraw their previous plan, re-designate the neighbourhood plan area, following the change of Bridge parish boundary, and prepare a new neighbourhood plan which includes the additional area.

3.15 The council will continue to provide them with advice and information to assist them in their work.

3.16 The next stage will be a regulation 14 consultation which will be carried out by Bridge Parish Council. Following the consultation, relevant changes will be made to the neighbourhood plan and it will be submitted to the council to carry out a formal consultation under regulation 16 of the Neighbourhood Planning (General) Regulations 2012. The council will forward all the comments received to an Independent Inspector who will carry out an examination of the neighbourhood plan.

3.17 Following the examination, the Inspector will produce a report determining if the Neighbourhood Plan meets the basic conditions⁽¹²⁾ and if it does it can then progress to referendum. The City Council is then responsible for holding that referendum with the local community in Bridge. If over 50% of those voting are in favour of the Neighbourhood Plan, it is made and comes into force as part of the statutory development plan (CDLP). If the council decides to adopt, referred to as “make”, the Neighbourhood Plan, this has been carried out within 8 weeks of the referendum.

Community Infrastructure Levy (CIL)

3.18 The Council is in the process of developing a CIL Charging Schedule which will raise additional monies to support the delivery of the CDLP and the Infrastructure Delivery Plan. The Charging Schedule will establish the charging rates to be applied to new

12 The basic conditions are set out in [paragraph 8\(2\) of Schedule 4B to the Town and Country Planning Act 1990](#) or in the [Planning Policy Guidance: Neighbourhood planning](#)

development in the District and qualifying developments, which are granted planning permission after the implementation of the CIL, will be required to pay towards infrastructure provision through the CIL.

- 3.19** It is expected that CIL funds raised over the period of the CDLP will be used to help deliver a range of infrastructure, such as transport and community facilities.
- 3.20** A Preliminary Draft Charging Schedule was published for consultation in October 2018, and this set out the proposed charging rates that would be payable by landowners or developers, depending on the type and location of development.
- 3.21** We took the comments we received into account before we published the Draft Charging Schedule in February 2019. All documents relating to the CIL Charging Schedule can be found [here](#).

Update Post March 2019

The Draft Charging Schedule was submitted to the Planning Inspectorate for independent examination on 12th April 2019. Mike Hayden BSc (Hons) DipTP MRTPI from the Planning Inspectorate has been appointed to examine the Draft Charging Schedule.

Duty to Cooperate

- 3.22** Section 110 of the Localism Act sets out a '*duty to co-operate*', which is intended to ensure that strategic planning matters which cross administrative boundaries are addressed in a joined up manner through ongoing and effective cooperation.
- 3.23** Paragraphs 24 to 27 of the NPPF sets out how the government expects local authorities to '*Maintain effective cooperation*', and highlights the importance of joint working to meet development requirements that cannot be wholly met within a single area. Statement of Common Grounds should demonstrate effective and on-going work with bodies prescribed under Duty to Cooperate.
- 3.24** The *duty to co-operate* also covers a number of public bodies in addition to local planning authorities. These bodies are:
- 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; and
- Marine Management Organisations.

3.25 Appendix B: 'Duty to Cooperate' contains a table identifying meetings attended by Council officers with Duty to Cooperate partners between 1st April 2018 to 31st March 2019.

3.26 The Council has ongoing projects which require multiple meetings with Duty to Cooperate bodies. Some of these projects are described below:

- During this monitoring year the Council has been progressing its CIL Charging Schedule, which is intended to raise additional monies towards the delivery of infrastructure projects required to support the CDLP. In updating the Infrastructure Delivery Plan (IDP) the Council has engaged with a range of key stakeholders, including KCC as Highway and Education Authority and the Canterbury and Coastal Clinical Commissioning Group (CCG) to ensure that the projects included within the IDP remain accurate and effective. This joint working ensures that, where possible, plans and priorities can be aligned to facilitate the timely delivery of the infrastructure needed to support development.
- In early 2018 the Council established a Housing Delivery Group comprising of developers, agents, house builders, SME house builders, affordable housing providers, Homes England and utilities providers. A 'Housing Delivery Workshop' was held at the council offices on the 15th June 2018. One of the aims of the workshop was to identify any barriers to housing delivery and to gain first-hand experience of lead-in times in the current housing market. The Housing Delivery Group have meet several times this monitoring year and have worked collaboratively together to produce the Canterbury District Phasing Methodology which can be found in the Appendix F: 'Housing Supply Statement'.
- While producing the Heritage Strategy this year, one of the key objectives was early engagement with our communities to ensure the final strategy responded directly to stakeholder concerns. Before drafting the document, a series of stakeholder events were conducted across the district engaging 53 organisations operating locally, regionally and nationally and representing a variety of different sectors including charities, education, theatre, businesses, cultural groups and civic organisations. In addition, a Primary School Art Competition engaged 34 Primary Schools across the district, for which winners received prizes presented

by the Lord Mayor of Canterbury, and had their winning entries featured in the final strategy.

- The council works closely with its neighbouring authorities and key stakeholders, including Medway Council, Swale Borough Council, Thanet District Council, Kent County Council and Natural England, on ecological issues. There are regular North Kent Environmental Group, Strategic Access Management and Monitoring Strategy steering groups and board meetings. This joint working ensures that the council shares and discusses changes to existing and new policy or decisions which can affect the environment and determine the best projects to spend developer SAMMs tariff contributions on.
- The council is an active participant in the Kent Planning Officers Group (KPOG) and Kent Planning Policy Forum which is a sub-group of KPOG, both seek to share best practices and develop shared approaches to key issues across Kent. They also aim to develop and share best practice in Local Plan and related work across Kent.
- Currently, joint oversight of development in the District is assisted by the Local Enterprise Partnership. This incorporates Essex, Kent and East Sussex.

Current Planning Policies

3.27 It is important to monitor the performance and implementation of the CDLP to determine whether the plan is effective. The monitoring of planning applications and decisions provide an important source of information to assess the performance of the CDLP. Within the 2018/19 monitoring period (1st April 2018 to 31st March 2019) the Council received 1,477 applications and granted 88% of these applications. Table 3.1 demonstrates a breakdown of decisions and compares them against previous monitoring years.

Table 3.1 Total numbers of planning applications for each monitoring year

Year	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Received	1,410	1,474	1,425	1,400	1,770	1,830	1,823	1,477
Granted	1,144	1,264	1,223	1,152	1,407	1,477	1,303	1,304
Refused	126	142	153	175	173	247	200	173
Considered by Planning Committee	84	89	73	99	108	104	94	103
Appeals determined (13)	37	42	26	26	35	52	56	50

13 **Determined-** an independent Planning Inspector has assessed the application and come to a decision, whether that is approve, approve with conditions, dismissed or a split decision.

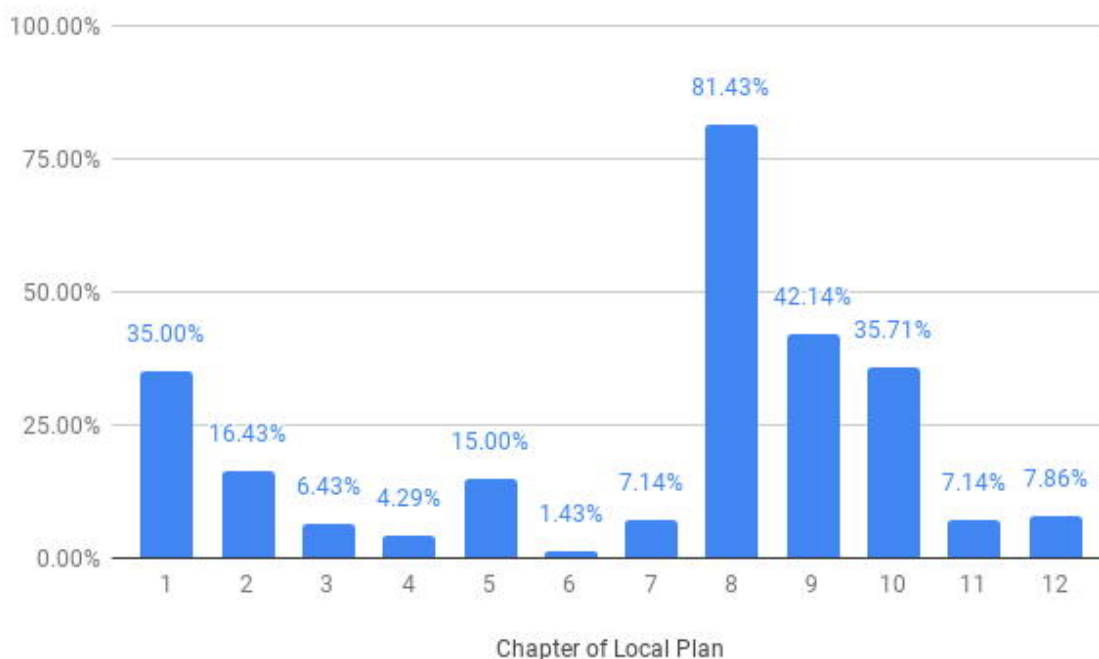
Percentage of appeals dismissed (14)	70.0%	79.4%	73.1%	61.5%	65.7%	86.5%	80.0%	78.0%
Departures from the CDLP (15)	4	4	17	1	14	24	2	6

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- 14 Applications where the decision by the officer or Planning Committee has been challenged, through an appeal, and the independent Planning Inspector has deemed that planning permission is denied.
- 15 Applications that have been monitored and deemed to be a deviation from the CDLP.

Refusals

- 3.28** All applications are considered against the NPPF and CDLP. When applications are refused it is because they conflict with one or more of these policies.
- 3.29** The policies in the CDLP will be reviewed each monitoring year. The more a policy is used the more effective it is at assessing unsuitable applications. However, some of the policies within the CDLP are specific either to a site, use or piece of infrastructure and may not be used as frequently. This does not mean these policies are not effective, instead these policies will be monitored specifically elsewhere in this report.
- 3.30** Each chapter of the CDLP has more than one policy. When assessing the chapters as a whole Chapter 8: Design and The Built Environment is cited the most as a reason for refusing an application for the second monitoring year running. Of the applications that were refused 81% cited one or more of the Chapter 8 policies as a reason for refusal. This suggests that a proportion of current designs and layouts submitted were not in line with the CDLP and were therefore not acceptable. This is a 2% increase from last year.

Figure 3.1 What DCLP chapters are most cited as reasons for refusal?



- 3.31** Table 3.2 identifies which policies have been cited the most frequently in the reasons for refusing planning applications this monitoring year. It is clear that the Council is refusing developments that are inappropriate in terms of design as 81.43% of the applications refused had reference to policy DBE3: Principles of Design, nearly 50% more than the next most used policy; HE1: Historic Environment and Heritage Assets.

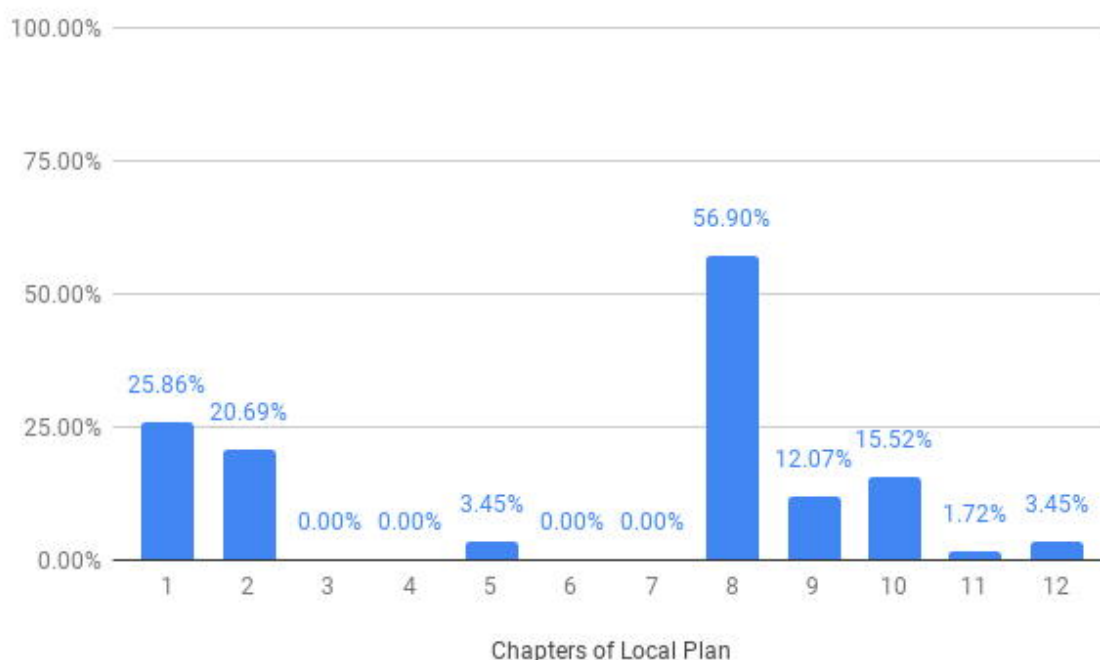
- 3.32** Of the top 10 policies being used to refuse applications five are related to heritage. This is understandable given the significant heritage within the Canterbury District that the council seeks to protect, including a UNESCO World Heritage Site.
- 3.33** Of the top 10 policies being used to refuse applications only one is different to the previous monitoring year. Policy HE8: Heritage Assets in Conservation Areas has replaced policy T1: Transport Strategy, which has dropped to being the 14th most used policy.

Table 3.2 Use Rate of Policies in Refusals

Rank	Policy Reference	Policy Title	Percentage
1	DBE3	Principles of Design	81.43%
2	HE1	Historic Environment and Heritage Assets	32.86%
3	SP1	Sustainable Development	30.71%
4	HE6	Conservation Areas	30.00%
5	LB5	Sites of International Conservation Importance	27.14%
	SP6	Strategic Access Management and Monitoring (SAMM) Mitigation Measures for the coastal Special Protection Areas and Ramsar sites	27.14%
6	DBE6	Alterations and Extensions	24.29%
7	LB9	Protection, Mitigation, Enhancement and Increased Connectivity for Species and Habitats of Principal Importance	22.86%
8	HE8	Heritage Assets in Conservation Areas	22.14%
9	HE4	Listed Buildings	19.29%
10	HE5	Development Affecting and Changes to Listed Buildings	15.00%

Appeals

- 3.34** When an application is refused the applicant has the right to appeal. An Independent Planning Inspector will assess the application and make a decision. Figure 3.2 shows the percentage each chapter of the CDLP is cited by Planning Inspectors as their reason to refuse an appeal. Chapter 8: Design and The Built Environment was cited the most appearing in nearly 56.90% appeal decision notices this monitoring year. The same chapter was cited the most as a reason for refusal by the council.

Figure 3.2 What CDLP chapters are most cited in Appeals as reasons for refusals?

3.35 The most frequently cited policy by Planning Inspectors to refuse an appeal was policy DBE3: Principles of Design. Again, this is the same policy cited the most as a reason for refusal by the council. This suggests the Planning Inspectors support the decisions made by the council and the applicants appealing have not met the policy. Table 3.3 identifies the most referenced policies in refused appeals and the frequency at which they have been used this monitoring year.

Table 3.3 Use Rate of Policies in Appeals

Rank	Policy Reference	Policy Title	Percentage
1	DBE3	Principles of Design	56.90%
2	SP1	Sustainable Development	22.41%
3	HD4	New Dwellings in the Countryside	15.52%
4	LB5	Site of International Conservation Importance	13.79%
	SP4	Strategic Approach to location of Development	13.79%
5	DBE6	Alterations and Extensions	12.07%
6	HE6	Conservation Areas	10.34%
	LB9	Protection, Mitigation, Enhancement and Increased Connectivity for Species and Habitats of Principal Importance	10.34%

Rank	Policy Reference	Policy Title	Percentage
7	DBE4	Residential Space Standards	5.17%
	HD6	Housing in Multiple Occupation	5.17%
	HE1	Historic Environment and Heritage Assets	5.17%
	HE8	Heritage Assets in Conservation Areas	5.17%

3.36 Permitted Development Rights

- 3.37** In 2013 the Government introduced rules governing house extensions and commercial changes of use. These permitted development rights (PDR) are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. However, some are subject to conditions and limitations to control impact and to protect local amenity, and in some cases a prior approval application may be required.
- 3.38** Since then the PDR have been amended in the [Town and Country Planning \(General Permitted Development\)\(England\) Order 2015](#) (as amended). Within Schedule 2 there is a list of all PDR and further guidance on use classes can be found on the [Planning Portal](#).
- 3.39** A Government consultation on extending PDR took place for 11 weeks between 29th October 2018 and 4th January 2019.
- 3.40** The council has been monitoring the number of prior notification applications that have been completed, however there has not been a high quantity to date. This year, in addition to those figure laid out in the table below, 3 prior approval applications have resulted in agricultural buildings being changed into 5 residential units and 2 further prior approval applications have resulted in 54 square metres of A1 (shops) floorspace being converted into A3 (cafe) floorspace.

Table 3.4 Prior approval application completions

Monitoring Year	Office to Residential (B1a to C3)			Storage of distribution to Residential (B8 to C3)		
	Amount of B1a floorspace lost (square metres)	Amount of residential Units gained	Number of applications	Amount of B8 floorspace lost (square metres)	Amount of residential Units gained	Number of applications
2013/14	138	1	1	0	0	0
2014/15	0	0	0	0	0	0
2015/16	154	1	1	0	0	0
2016/17	0	0	0	0	0	0
2017/18	1,947	19	2	90	2	1
2018/19	2,090.4	25	6	0	0	0
Total	4,329.4	46	8	90	2	1

Update Post March 2019

Following the consultation earlier this year, new PDR's came into effect on 25 May 2019⁽¹⁶⁾. The key changes that came into force are:

- Shops to offices: The regulations introduce a new PDR which allows shops (A1), financial and professional services (A2), hot food takeaways (A5), betting shops, payday loan shops and launderettes of up to 500 sqm to change to office use (B1) (subject to prior approval).
- Takeaways to residential use: Addition to existing PDR so that hot food takeaways (A5) can be changed to residential use (subject to prior approval).
- Flexible uses: Amended the PDR so that the temporary “flexible use” also includes specified community uses (exhibition hall, public library, museum, clinic or health centre, or art gallery (other than for sale or hire)), and extends the period of temporary use from two to three years.
- Household rear extensions: The new regulations remove reference to the completion date of 30 May 2019, thereby making the right permanent.

16 These are set out within Part 2, Regulation 6 of the The Town and Country Planning (Permitted Development, Advertisement and Compensation Amendments) (England) Regulations 2019 which is available [here](#)

Chapter 4: Housing

- 4.1** When considering an application the proposal is assessed against the CDLP as well as the NPPF and SPDs, but there are also other documents that may need to be considered:
- Housing, Homelessness and Rough Sleeping Strategy (2018-23);
 - Strategic Housing Market Assessment (SHMA);
 - Housing Land Supply Statement;
 - Housing Need Register;
 - Self & Custom Build Register;
 - Brownfield Land Register; and
 - Gypsy and Traveller Accommodation Assessment (GTAA).

Housing, Homelessness and Rough Sleeping Strategy

- 4.2** Adopted in late 2018 the Housing, Homelessness and Rough Sleeping Strategy, 2018-23 (Housing Strategy) sets out the Council's vision for responding to the housing challenges faced by the District. In complementing and supporting the CDLP and the Council's Corporate Plan, the Housing Strategy presents a comprehensive picture of local housing needs. It has a broad scope outlining the priorities that the council and its partners will focus on over the lifetime of the strategy.
- 4.3** While private sector delivery on CDLP and other sites has a significant role in addressing local housing challenges the strategy is also integral. The Housing Strategy enables the District to offer greater housing choice by ensuring a wider range of homes and making the best use of existing stock. Its three strategic priorities are to:
1. Increase the supply and choice of good quality homes that local people can afford;
 2. Make efficient and effective use of existing housing in the district and improve housing quality to ensure it meets current and future housing needs; and
 3. Support vulnerable people to access and maintain housing including preventing and ending homelessness.
- 4.4** Accompanying the Housing Strategy is an action plan which covers a breadth of activities and interventions, ranging from supporting the increased supply and choice of good quality homes to the direct (council led) delivery of new homes and preventing homelessness and addressing rough sleeping. The action plan is not only designed to enable the provision of more homes but also to help prepare the ground for future delivery over the lifetime of the strategy.

- 4.5** Whilst still in its first year almost all of the 42 (predominantly non 'business as usual') actions were initiated and are currently at different stages of progress. Particular highlights since the strategy's adoption in November 2018 include the undertaking of a major review of all council owned land (with a view to build new homes) as well as increased HRA spending (£23.3 million) to purchase and provide 80 additional council homes. Furthermore, 20 previously empty properties in the district were identified, improved and brought back into use as homes; an action plan for improving private housing standards was developed; and new community led housing and self-build initiatives initiated.
- 4.6** The Housing Strategy uses the 2018 Strategic Housing Market Assessment (SHMA) as its key evidence base. The SHMA, which is available [here](#), concludes that housing affordability in the District is one of the District's major housing challenges. In order to help address this challenge the Housing Strategy sets out a preferred housing mix for both market and affordable housing on residential development sites. This housing mix profile has been adopted by the CDLP to support the council in guiding and advising applicants when preparing planning proposals.

Housing Mix

- 4.7** Table 4.1 sets out the housing mix for completed residential dwellings this monitoring year and compares them against the expected housing mix as set out in the Housing Strategy.
- 4.8** The Housing Strategy was adopted in November 2018, therefore any development granted permission prior to the new housing mix being implemented is not assessed against it. The table below analyses those planning applications which were granted permission⁽¹⁷⁾ or completed this monitoring year.
- 4.9** For those granted planning permission, 2 beds are within the expected range and 4+ beds are just outside. However 1 beds are exceeding the expected mix, while 3 beds are underachieving. Completions are a similar situation with only 2 beds within the expected mix range. However, completed dwellings does not mean the associated planning permission was granted after the adoption of the Housing Strategy so the expected housing mix may not have been applicable to all the planning permissions.

17 Outline applications have been counted if a housing mix has been specified, if not the mix is taken when a reserved matters application is granted.

Table 4.1 Market Dwelling Mix

		1 bed	2 bed	3 bed	4+ bed
Expected mix within the Housing Strategy		0-5%	26-31%	36-41%	23-28%
Granted planning permissions ⁽¹⁸⁾	Mix of Units	141	380	364	361
	Percentage mix of market completions	11.32%	30.50%	29.21%	28.97%
Completed market dwellings ⁽¹⁹⁾	Mix of Units	46	108	95	139
	Percentage mix of market completions	11.86%	27.84%	24.48%	35.82%

4.10 The Housing Strategy states a social rented affordable housing mix, so although this is not directly comparable to all affordable housing completions, the table below shows the split of different tenures across all affordable housing. 4+ beds are granted and completed the least which is inline with the range within the Housing Strategy.

Table 4.2 Affordable Housing Mix

		1 bed	2 bed	3 bed	4+ bed
Expected affordable rented mix within the Housing Strategy		18%	42%	31%	9%
Granted planning permissions for all affordable housing ⁽²⁰⁾	Mix of Units	45	103	130	14
	Percentage mix of market completions	15.41%	35.27%	44.52%	4.79%
Completions for all affordable housing ⁽²¹⁾	Mix of Units	13	38	26	0
	Percentage mix of market completions	16.88%	49.35%	33.77%	0%

18 Based on bedroom data for 1,246 market dwellings granted planning permission this monitoring period, 1st April 2018 to 31st March 2019

19 Based on bedroom data for 389 market dwellings completed this monitoring period, 1st April 2018 to 31st March 2019.

20 Based on bedroom data for 292 affordable dwellings granted planning permission this monitoring period, 1st April 2018 to 31st March 2019

21 Based on bedroom data for 77 affordable dwellings completed this monitoring period, 1st April 2018 to 31st March 2019.

Housing Delivery Rates

4.11 The Council's housing requirement is set out in Policy SP2 of the CDLP.

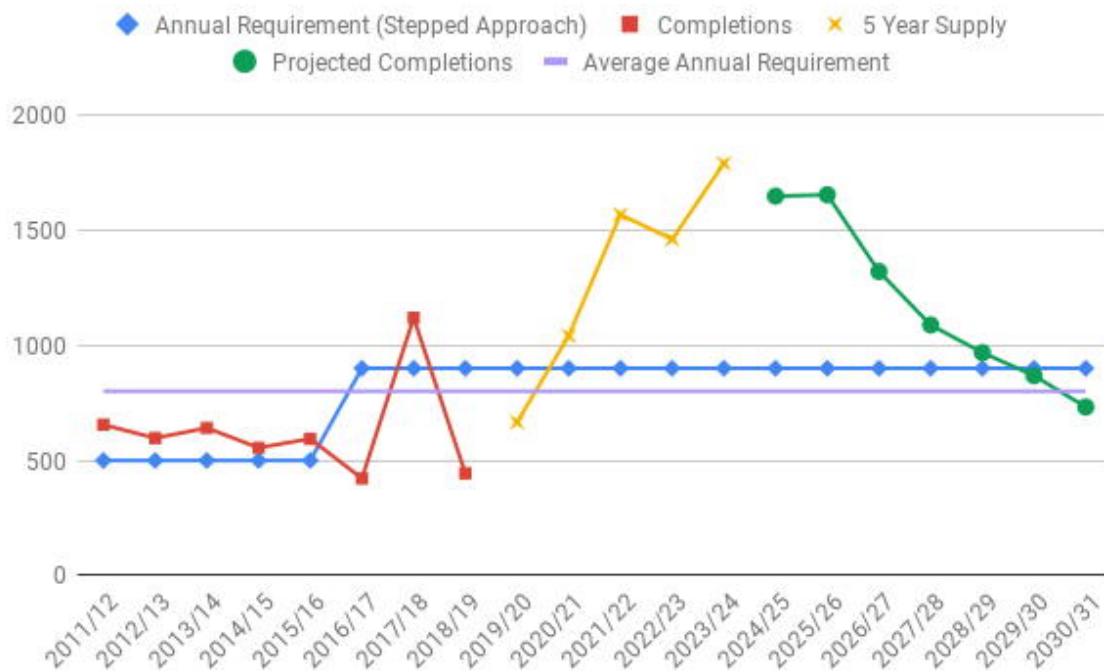
Table 4.3 Policy SP2 Requirements

	2011-16	2016-21	2021-26	2026-31	Total (2011-31)
Housing units	2,500	4,500	4,500	4,500	16,000
Units per year	500	900			16,000

4.12 The council can demonstrate a housing land supply of 6.79 years. Further information is set out within the Councils Housing Land Supply Statement 2018/19 which is in Appendix F: 'Housing Supply Statement'.

4.13 Figure 4.1 demonstrates housing completions since the start of the CDLP period, including future projected completions⁽²²⁾.

Figure 4.1 Housing Supply



22 C2 completions have been included from 2015/16 onwards, in line with the Housing Delivery Test

Housing Delivery Test (HDT)

4.14 As part of the revised NPPF the government has introduced the Housing Delivery Test (HDT). The HDT is a new annual measurement of housing delivery and is a percentage measurement of the number of net homes delivered against the number of homes required over a rolling three year period.

4.15 The Council considers it can demonstrate achievement of 87% against the HDT this year. Further information can be found in Appendix F: 'Housing Supply Statement'.

Housing Completions

4.16 Table 4.4 sets out the completions since the start of the plan period. There is further information in Appendix F: 'Housing Supply Statement'.

Table 4.4 All Housing Completions ⁽²³⁾

Monitoring Year	Residential Dwelling Completions	Student Accommodation Completions	Care Home Completions	Total Completions
2011/12	624	15	16	655
2012/13	524	105	-32	597
2013/14	475	156	10	641
2014/15	285	237	32	649
2015/16	296	275	23	555
2016/17	417	40	-35	422
2017/18	446	679	-6	1,119
2018/19	405	7	32	444
Total	3,472	1,514	40	5,027

Previously Developed Land

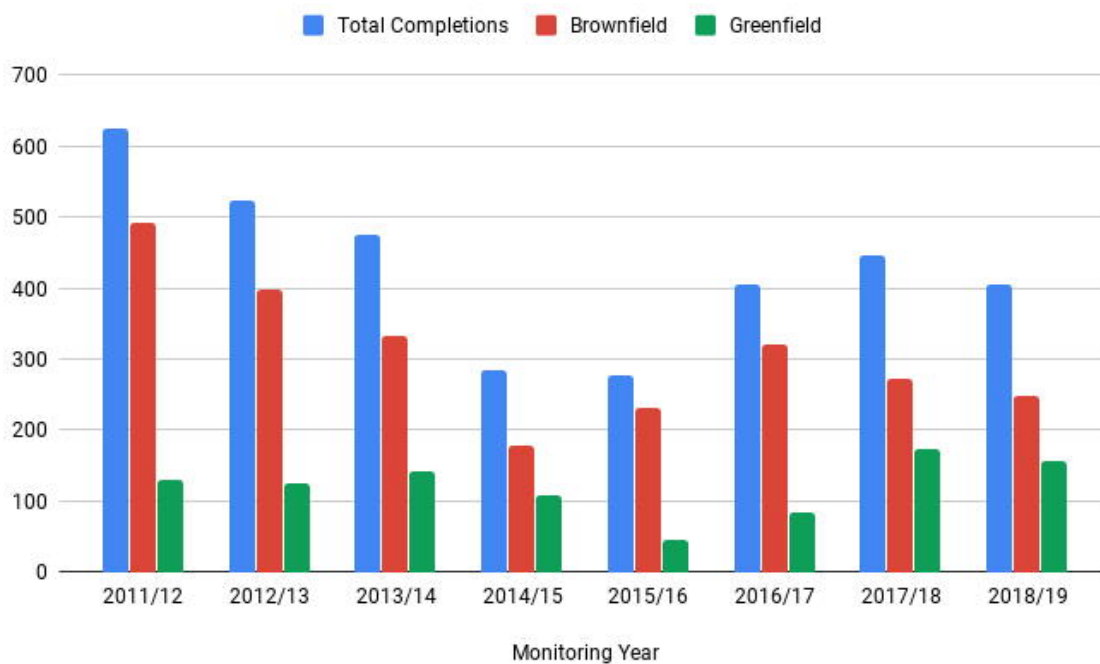
4.17 When permitting and allocating new developments weight should be given to brownfield land as it is preferable to build on previously developed land rather than greenfield land. 2017/18 and 2018/19 both had the lowest percentage of dwelling completions on brownfield land since the start of the CDLP period which is largely due to completions on Herne Bay Golf course.

23 These figures accord with national guidance (PPG) regarding the approach to student and other communal or self contained specialist accommodation.

Table 4.5 Dwelling Completions on Brownfield Land ⁽²⁴⁾

Monitoring Year	Percentage Brownfield
2011/12	79
2012/13	76
2013/14	70
2014/15	62
2015/16	84
2016/17	79
2017/18	61
2018/19	61

Figure 4.2 Net Dwelling Completions

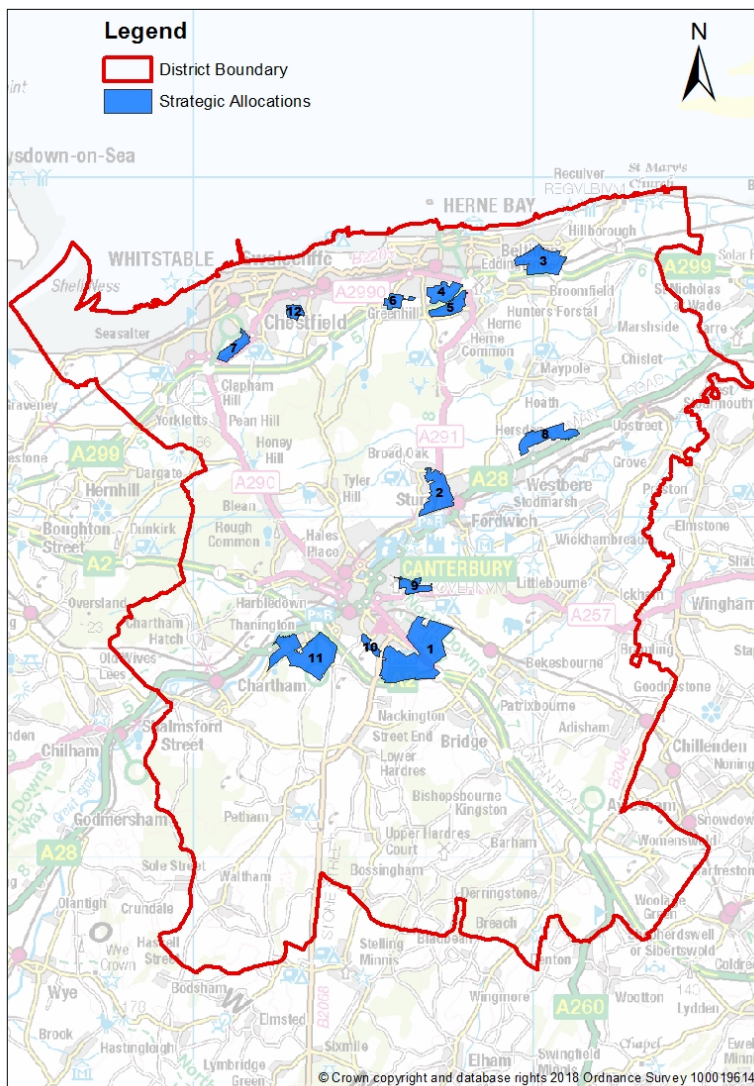


Strategic Sites

4.18 Twelve strategic sites were allocated in Policy SP3 of the CDLP, as identified in Map 4.1, and will provide a substantial amount of the housing against the Districts housing requirement.

24 Not including student and care homes (C2 uses).

Map 4.1 Strategic Sites in the District



4.19 Figure 4.3 provides an overview of the progress of the twelve strategic sites. Further information on the progress of these sites is set out in Appendix F: 'Housing Supply Statement'.

Figure 4.3 Update on Strategic Sites

1: South Canterbury	A legal challenge has been resolved. Application currently being considered			
2: Land at Sturry/ Broad Oak (northern section)	Hybrid application currently being considered			
2: Land at Sturry/ Broad Oak (southern section)	Outline application currently being considered			
3: Land at Hillborough, Herne Bay	Hybrid application currently being considered			
4: Land at Herne Bay Golf Course	Hybrid application and reserved matters granted planning permission. \$106 signed September 2015. Completions- 165 out of 568 (residential units)			
5: Land at Strode Farm, Herne Bay	Hybrid application granted planning permission. \$106 signed May 2018			
6: Land at Greenhill, Herne Bay	Outline application currently being considered			
7: North of the Thanet Way, Whitstable	Outline application granted planning permission. \$106 signed October 2016. Reserved matters application currently being considered			
8: Land North of Hernden	No application currently submitted			
9: Land at Howe Barracks	Hybrid application and reserved matters application granted planning permission. \$106 signed December 2015. Completions- 13 out of 500 (residential units)			
10: Land at Ridlands Farm and Langton Field, Canterbury	No application currently submitted			
11: Land at Cocking Farm, Thanington (Parcel A)	Outline application and reserved matters application granted planning permission. \$106 signed July 2016. Works started 2018/19			
11: Land at Cocking Farm, Thanington (Parcel B)	Outline application granted planning permission. \$106 signed November 2018			
12: Land South of Riddeway, Whitstable	Hybrid application currently being considered			
	Planning application submitted	Granted planning permission and \$106 signed	Work on site commenced	Completions

Affordable Housing

- 4.20** CDLP Policy HD2 seeks provision of 30% affordable housing on qualifying sites (all housing developments of 11 units or more, or more than 1,000 square meters). Based on the Council's Housing Strategy and viability work undertaken to inform the CDLP, 70% of new affordable housing should be for rent and 30% for shared ownership.
- 4.21** There can be a delay between dwellings being counted as complete for the housing land supply, and that same dwelling being recorded as affordable housing. This is because a dwelling only gets counted as an affordable completion once it has been transferred to a Registered Provider, and this can occur several weeks after the building has actually been constructed. Table 4.6 shows dwellings that have been transferred to a Registered Provider (affordable housing completions).

Table 4.6 Affordable Housing Completions

Year	Affordable rent housing completions	Affordable home ownership completions	Social rent housing completions	Total
2011/12	18	33	93	144
2012/13	10	53	58	121
2013/14	10	10	50	70
2014/15	40	0	0	40
2015/16	20	30	0	50
2016/17	38	10	0	48
2017/18	9	36	0	45
2018/19	19	37	0	56
Total	164	209	201	574

Housing Needs Register (HNR)

- 4.22** The HNR is an important indicator of demand for affordable rented housing. Applications to the Council's HNR will only be accepted from households with a qualifying housing need and a local connection⁽²⁵⁾ (except in exceptional circumstances). Affordable rented homes in the District, that are managed by either East Kent Housing or a Housing Association, are let using a choice based lettings system where people registered on the HNR can bid for appropriate properties. Council homes can also be offered to homeless households to whom the council has a duty to accommodate. In the year 2018/19, 1,765 homeless applications were made to the council, the majority of these

25 The Council's Housing Allocation Policy is available on the Council's [website](#), where you can also [apply](#) to be added to the Register.

cases were assisted without an offer of council housing (for example, their homelessness was prevented, they were assisted into private housing or referred on to a supported housing provider).

Table 4.7 Number of households on the Housing Need Register ⁽²⁶⁾

Year (1st April)	Number of people on the HNR
2011	3,519
2012	4,588
2013	4,708
2014	1,734
2015	2,269
2016	2,595
2017	2,709
2018	2,310
2019	1,982

4.23 Applicants are placed into one of four bands. Band A applicants are the most critically urgent in need of accommodation and therefore given the highest priority, Band D applicants have the lowest priority. Table 4.8 shows a breakdown of households on the HNR, based on the size of accommodation needed according to current policy.

Table 4.8 HNR Band by Need ⁽²⁷⁾

Band	1 bed	2 bed	3 bed	4 bed	5 bed
A	51	11	4	2	nil
B	137	41	20	14	6
C	112	314	243	42	1
D	603	276	100	4	1
Total	903	642	367	62	8

4.24 In the period between 01/04/18 and 31/03/19, 346 households were accommodated either through Kent HomeChoice or direct offers to homeless households into an East Kent Housing property. Table 4.9 gives a breakdown of the type and size of properties let during this period.

26 Source: Live Table 600 available at <https://www.gov.uk/government/statistical-data-sets/live-tables-on-rents-lettings-and-tenancies>

27 as of 01/04/2019

Table 4.9 Properties Let

Property Type	Number let
Sheltered accommodation	116
Studio general needs	15
1 bed general needs	86
2 bed flat or maisonette	57
2 bed house	30
3 bed flat or maisonette	2
3 bed house	38
4 bed	2
5 bed	nil
Total	346

4.25 The waiting times for accommodation (through Kent Homechoice) depends on a number of factors such as the urgency of their need (Bands A is most urgent), and the availability of the type of accommodation required in the location they want. This means that someone in Band A, who is flexible about what area they will live in and requires the type of property that is more likely to be available is most likely to have the shortest waiting time. In the monitoring year 2018/19 Sheltered accommodation was the most frequently available type of home (highest number of lettings) with an average wait time of 13 months, the shortest wait time was 18 days.

Self- and Custom- Build Register

4.26 The Self-Build and Custom Building Act 2015 requires authorities to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land for self-build and custom house building. The definition and operation of the register is covered in the Self-Build and Custom House Building Regulations 2016. The 2015 Act requires that prescribed authorities must have regard to each register that relates to its area when carrying out its functions in relation to planning, housing, the disposal of any land of the authority and regeneration.

4.27 In accordance with legislation, the Council holds a register of those interested in self-build and custom build projects⁽²⁸⁾. As of March 2019, there were 175 households on the register and the Council is working to ensure that enough plots are provided in order to meet the requirements.

28 Register an interest on the Council's [website](#).

Update Post March 2019

On 10th July 2019 the Councils Policy and Resources Committee introduced the local connection test to ensure that the register is reflective of local demand. Therefore, the register is split into two parts:

Part 1: Consists of those who meet the locally set criteria. This part of the register informs the number of serviced plots to which a duty to provide applies.

Part 2: Consists of those who do not meet the local connection test but otherwise meet the national eligibility criteria. These people do not count towards demand for granting development permissions, but the regulations specify that regard must be had to them when carrying out planning, housing, land disposal and regeneration functions.

In addition, a fee was introduced for those wishing to be on the register. Any fees charged are on a cost-recovery basis. This covers the genuine costs incurred for the administrative processes of maintaining the register and analysing the information collected.

Brownfield Land Register

- 4.28** The Brownfield Land Register is a new requirement that came into force in April 2017. The Town and Country Planning (Brownfield Land Register) Regulations 2017 make it a statutory duty for the Council to prepare, maintain and publish a register of brownfield land that meets all the criteria specified in the Regulations.
- 4.29** The Council published its Register in December 2017, and it was updated in December 2018. It will be reviewed and updated on an annual basis. More information and a copy of the Register can be found on the Council's [website](#).

Gypsies and Travellers

- 4.30** The Council produced a Gypsy and Traveller Accommodation Assessment (GTAA) in May 2018. The GTAA has adopted an approach which includes a consideration of the government's Planning Policy for Traveller Sites (PPTS) document-defined need (pitch numbers to meet the needs of those who travel) and a wider 'cultural' definition of need (pitches to meet the needs of all Gypsies, Travellers and Travelling Showpeople). This approach fully complies with all elements national policy and the Council's public sector duty under the Equality Act 2010.

Houses in Multiple Occupation

- 4.31** Policy HD6: Housing in Multiple Occupation (HMO), of the CDLP states that any application for a change of use, or extension to a HMO in area will not be permitted if the proportion of HMOs exceed 10% of the total number of dwellings in a 100m radius of the application property.

4.32 This monitoring year the Council has refused 4 planning applications for HMO development that were contrary to Policy HD6. This is 3 less than the previous monitoring year. Of the 4 applications refused 3 applications were also subsequently dismissed at appeal by the Planning Inspectorate.

Chapter 5: Economy and Employment

- 5.1** The NPPF requires local planning authorities to have a clear understanding of business needs within the economic markets operating in and across their area. It also says that Councils should use this evidence to assess the need for land or floorspace for economic development, so that this addresses both the quantitative and qualitative needs for all foreseeable types of economic activity over the plan period.
- 5.2** The CDLP sets out the Council's economic vision and strategy for the District, which aims to positively and proactively encourage sustainable economic growth by providing the conditions required for economic success and prosperity. To achieve this the Council will seek to ensure the District fulfills its role as an important sub-regional centre and as a key driver in the East Kent economy.
- 5.3** Supporting business growth and inward investment is a central theme to the CDLP's economic vision. This is articulated via a series of policies and accompanying narrative throughout the CDLP; notably in the Economic Development and Employment, Housing Development, Town Centres and Leisure and Tourism and Visitor Economy chapters/sections.
- 5.4** A range of strategies and guidance, other than the CDLP, have relevance to employment within the District:
- Canterbury City Council's Corporate Plan 2016-2020- identifies key economic interventions to make a positive impact in improving 'people, places and prosperity' in the District. These include pledges to make best use of existing land, to support business growth and enable infrastructure improvements to regenerate the District's urban spaces.
 - The East Kent Growth Framework (2018)- preceded by the East Kent Growth Plan (2012) and East Kent Local Investment Plan (2010), highlights the strategic spatial priorities for East Kent as agreed between the local authorities of Ashford, Canterbury, Thanet, Dover, and Folkestone and Hythe together with KCC. These documents underline the economic potential of the wider area. The latest vision for growth identifies 15 spatial investment priority projects located in the Canterbury District, some of which like 'Canterbury Knowledge City', and the Kent and Medway Medical School are considered to have strategic importance not only to the District but also to East Kent.
 - The South East's Economic Strategic Statement (2018)- sets out the South East Local Enterprise Partnership's (LEP) strategic ambitions for the region. At a high level both the SEP and CDLP emphasise the importance of 'place' focusing specifically on accelerating the transport, energy and technology infrastructure necessary to enhance productivity and achieve a prosperous economy.

- The UK's Industrial Strategy (2017)- One of the Government's key policy documents setting out the Government's blueprint for the future economic prosperity of the country. The Strategy sets out a series of key priorities including a focus on five 'Foundations of Productivity'. These set the conditions required to create an economy that boosts productivity and earning power across the UK.

5.5 In the CDLP, the Council's economic aspirations for the District are not solely focused on the delivery of 16,000 new homes but also the development of up to 100,000m² of employment space, retail development and significant investment in infrastructure.

Employment Uses

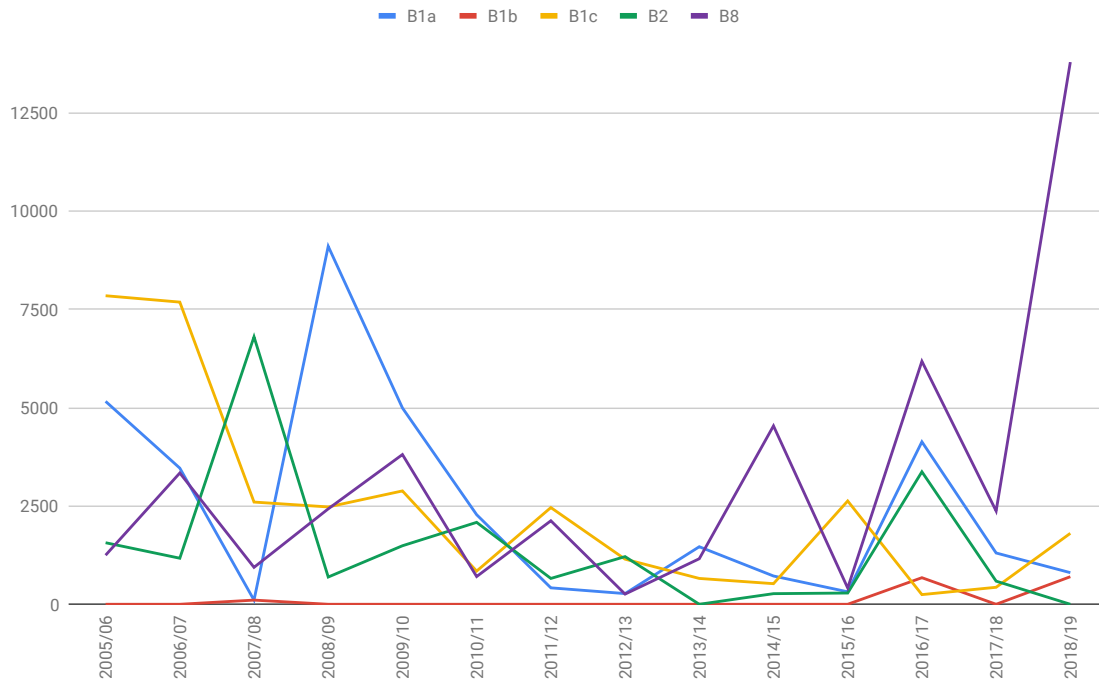
5.6 Employment floorspace figures within this chapter are based on Commercial Information Audit (CIA) data⁽²⁹⁾, measured in square metres. Further tables containing floor spaces data are provided in Appendix C: 'Economy and Employment Data'. The use classes covered in this section are:

- B1a- Offices (Excluding financial and professional services under the use class of A2);
- B1b- Research and Development;
- B1c- Light Industrial;
- B2- General Industrial; and
- B8- Storage or Distribution.

5.7 All five of the B use classes saw a gain in floorspace over this monitoring period. Overall B1a and B8 use classes have consistently seen the most development (Figure 5.1). B1a use class floorspace saw a peak over a decade ago and after a period of sluggish growth there has been a modest recovery in recent years, excluding last year. B8 uses have seen the highest levels of development over the last five years and with new sites in the pipeline it is envisaged that this trend can be sustained in subsequent years. There have been relatively low levels of B1c floorspace delivery since its pre-recession peak. Over the last decade B1c gains have rarely exceeded 2,500m² per annum, however the amount of floorspace has started rising over the last 2 years. B1c and B8 class uses are often interchangeable and therefore difficult to split meaning it is highly likely that some B8 space is also used for B1c purposes.

29 Figures for the monitoring year's 2011/12 and [2012/13](#) have been updated to reflect those published by KCC in their 'Commercial Information Audit Statistical Report' for the fore mentioned years. A thorough review of the data provided within commercial information audit, has led to a review of the figures from 2013/14 to 2017/18.

Figure 5.1 Gross floorspace by B Use Class

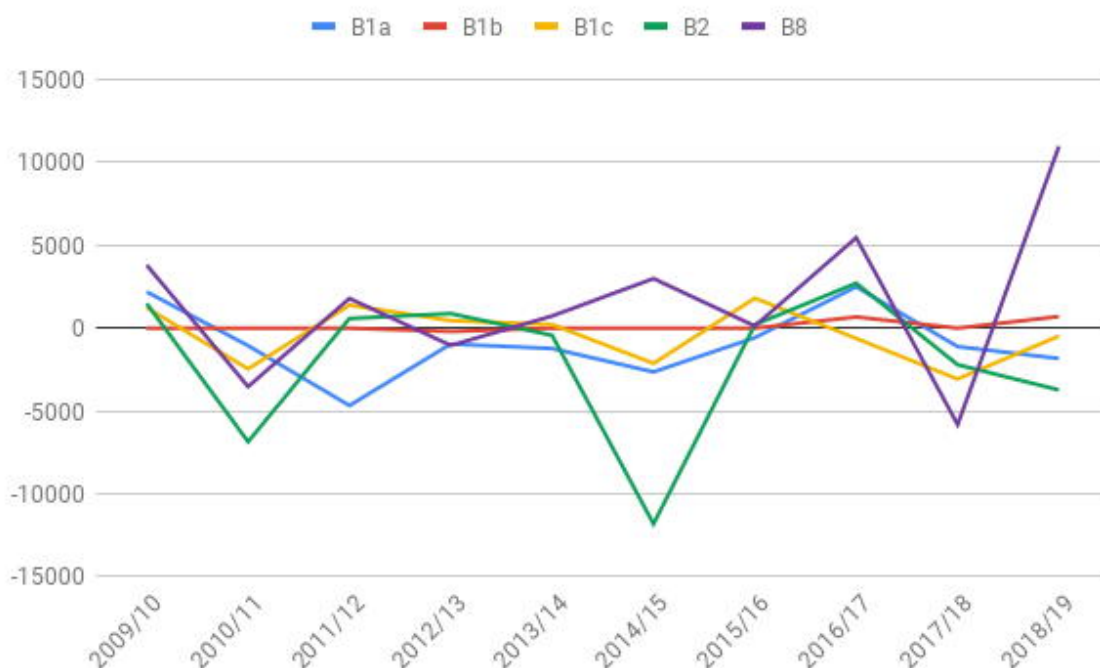


- 5.8** High peaks of total B use class delivery were recorded for 2016/17 (14,600m²) and in 2018/19 (16,495m²). A historic low of 2,686m² of employment space delivery was recorded for 2012/13. Overall 60,793m² of new B1-B8 floorspace was gained over the eight year period with an average of 7,599m² developed annually⁽³⁰⁾.
- 5.9** Since the end of the most recent recession in 2012 there has, in general, been a moderate recovery in the supply of employment space, though this period has been characterised by annual fluctuations. For instance recorded completions in 2016/17 and 2018/19 are among the highest on record for the district but there was a relatively low level of delivery in between, in 2017/18. These extreme annual fluctuations demonstrate the difficulties in accurately predicting the supply of new employment space as well as emphasising the multitude of factors influencing delivery.
- 5.10** However employment floorspace gains only tell part of the story of how the market for business workspace has performed. To obtain a clearer understanding of how the economic makeup of the District is changing it is essential to look at 'net' changes as this figure also takes into account any losses in B1-B8 business floorspace.

30 See Table C.1 'Total Gross Amount of Employment Floorspace Gained by B Use Class' in Appendix C of this document

- 5.11** Figure 5.2⁽³¹⁾ demonstrates that the change in the amount of net floorspace has fluctuated since 2009/10. There were sustained losses between 2012 and 2015 followed by two years of net gains overall. 2017/18 however, saw a comparatively significant loss of employment floorspace overall to be followed by a comparatively high level of net floorspace gains in the most recent year 2018/19.

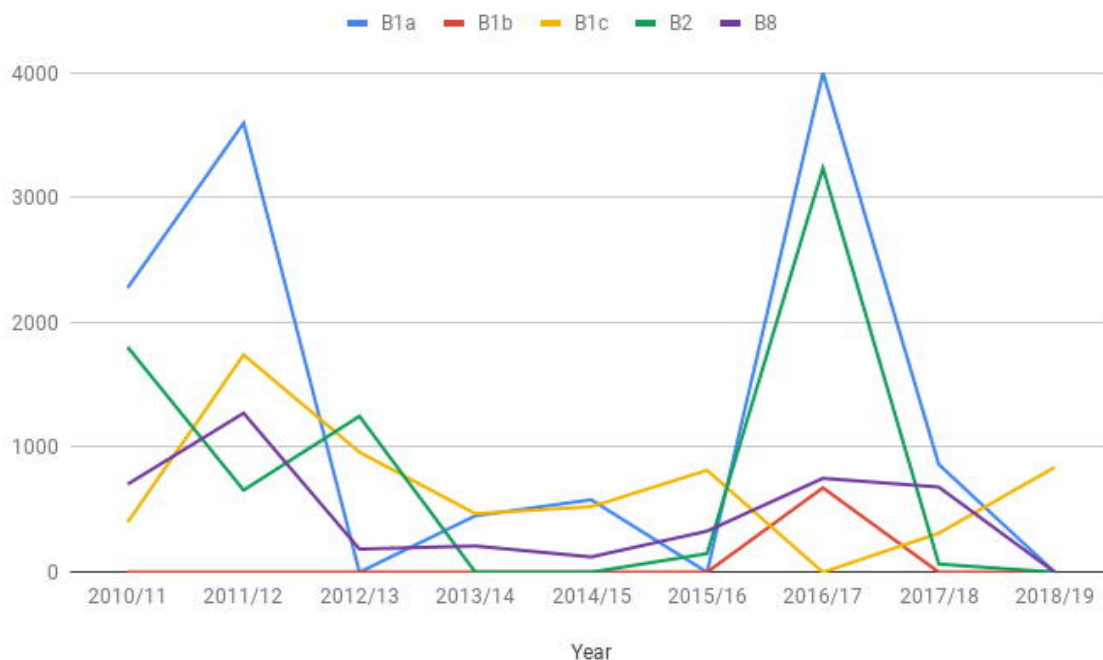
Figure 5.2 Net floorspace by B Use Class



- 5.12** All B use classes have seen fluctuations between net gains and losses between 2009/10 and now. B1a floorspace saw net peaks in 2009/10 and 2016/17, otherwise it has suffered net losses every year. The recent net losses could be partially influenced by the policy environment where Permitted Development Rights allow the change of use from offices to residential uses with limited planning controls. Whereas B1b has seen very little net change other than 2 small peaks in 2016/17 and 2018/19.
- 5.13** Since 2011 some of the largest annual net losses have been of B2 (general industrial) floorspace. This is likely to be due to the District's economy moving away from the need for larger, often heavier mass production type facilities to smaller, specialised manufacturing operations. This is reflected by local employment in manufacturing industries which in line with B2 employment space has also continued to fall over the last 18 years as such mirroring a wider process of deindustrialisation across the UK.

31 For further information see Table C.2 'Total Net Employment Floorspace by B Use Class' in Appendix C of this document

Figure 5.3 Gross floorspace of New Builds on Previously Developed Land (in square metres)



5.14 When granting planning permission for new build developments, it is preferred that developments occur on brownfield sites, not greenfield. Completed floorspace on brownfield sites, as shown in Figure 5.3⁽³²⁾, have fallen this year. Last year this was substantially higher for all B class uses aside from B1c, which has swapped from the only one to decrease last year, to the only one to increase this year.

5.15 Since 2012, generally the annual trend of total floorspace completions has been for circa. 1,000-2,000m² of employment space to be built on previously developed land, aside from 2016/17 and 2018/19.

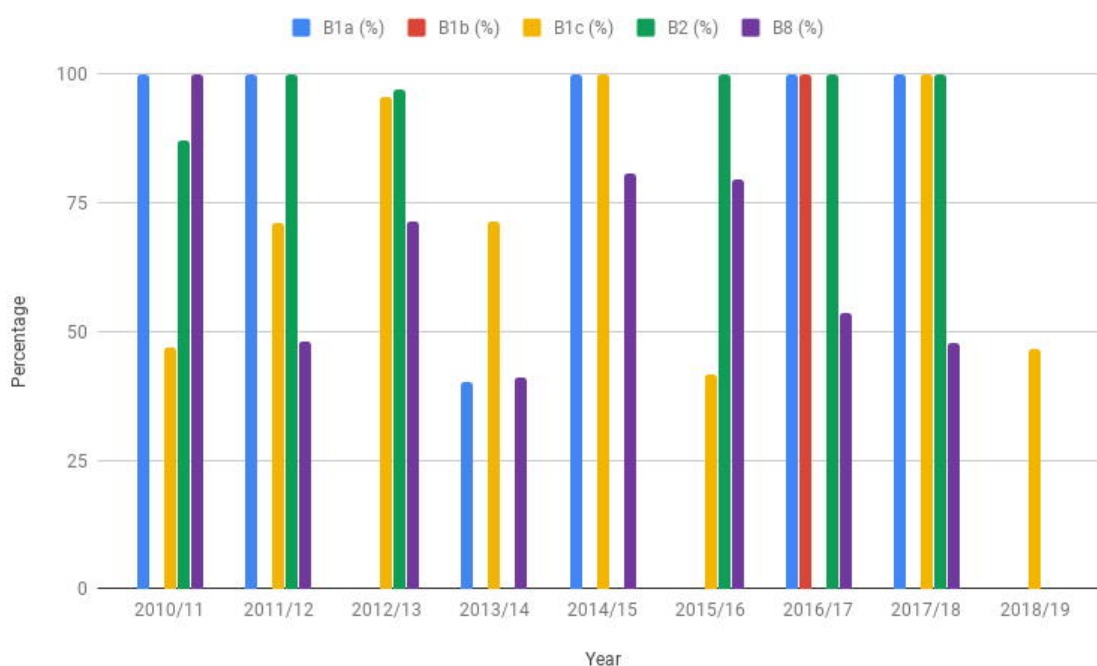
5.16 Although Figure 5.3 illustrates that a moderate amount of all new built employment space development appears to be taking place on brownfield land, to fully assess its contribution it is helpful to ascertain the actual proportion (%) of new build on brownfield sites.

5.17 As revealed in Figure 5.4⁽³³⁾, it appears that across the B1-B8 classes, since 2011, a significant proportion of new development has taken place on previously developed land. This means that since the beginning of the CDLP period a much smaller proportion of development has occurred on greenfield sites.

32 For further information see Table C.3 'Total Gross Amount of Floorspace of New Builds on Previously Developed Land by B Use Class' in Appendix C

33 For further information see Table C.4 'Percentage of Gross Amount of Floorspace of New Builds is on Previously Developed Land' in Appendix C

Figure 5.4 Percentage of completions on brownfield sites



- 5.18** This is particularly apparent for B1a, B1b and B2 uses although from 2014 an increasing proportion of new B8 floorspace is being developed on greenfield land. This is partly due to the fact that distribution and storage units often need to be built on larger sites with good access roads or need to extend into adjoining land to allow companies to expand.
- 5.19** This year saw a substantial drop in new builds completed on brownfield sites this could potentially be because the majority of brownfield land that is able to support new employment development, has already been developed.

Market for B1-B8 Class Employment Floorspace

- 5.20** Of all the District's sub markets, the Whitstable area in particular has seen the strongest interest in the construction of new industrial and office floorspace. Over the last year 14 new industrial units totaling 1,470m² have been developed speculatively at the Joseph Wilson Industrial Estate and Chestfield Business Park.
- 5.21** Also this year has seen an increase of new infill and windfall commercial schemes in the pipeline at Whitstable, and elsewhere, some of which have secured planning consent. These include 13 new industrial units (1,197m²) at St Augustine's Business Park and Tyler Way Industrial Estate, a further 4 industrial units comprising 232m² of light industrial space at Chestfield Business Park and a new B1a office building comprising 8 units (929m²) on the edge of John Wilson Business Park. Added to these projects are 20 industrial/distribution units on two infill schemes at Lakesview Business Park totaling 2,242m² and the redevelopment of 36 units industrial/workshop units

totaling 2,625m² at Goose Farm in Broad Oak, just north of Canterbury. Also at Canterbury 5 new B1(c) industrial buildings of various sizes comprising 2585m² are to be developed at Barton Business Park.

- 5.22** In terms of future development there has been planning permission granted at Hoplands Farm, Hersden. Alongside 250 homes and a community hub including a centre, nursery, shopping and medical facilities, a new business park (5,572m² of light industrial and office floorspace) and apprenticeship training centre will also be developed. The new business park will aim to recreate the commercial formula that has elevated the nearby Lakesview Business Park into one of the most successful business developments in East Kent.
- 5.23** The commercial activity above has marked a buoyant period for the local distribution and industrial sector despite the business uncertainties relating to Brexit. For the fourth consecutive year rental values for industrial property in the District increased, up to £70/m² in 2018 thus reflecting some recent deals that have let smaller industrial units at over £110/m². However, more new industrial stock needs to be supplied across a range of sizes in each of the District's sub markets, particularly at Herne Bay and Canterbury where delivery has been at its slowest. Without this there will be an ongoing risk to this sector's commercial health and growing companies will be constrained while major firms like Wahl UK (which relocated to Manston Business Park in Thanet) may choose to move away from the District.
- 5.24** In terms of the District's office market, rental values climbed steadily again (increasing for the fifth consecutive year), up from £130/m² in 2014 to just under £200/m² in 2018. This likely reflects several lettings from the professional services, media and technology sectors in Canterbury City. This is illustrated by MHA MacIntyre Hudson, an accountancy and business advisory firm, which moved to a new, larger office at 71 New Dover Road, Canterbury to accommodate its expansion.
- 5.25** Whilst few requirements for large office floorspaces are apparent, demand for smaller office premises/suites has continued to grow. Serviced offices/managed workspace continue to perform well locally, with the Canterbury Business Innovation Centre consistently close to full occupation in its seventh year of operation. Located on the University of Kent's campus in Canterbury the site provides 2,500m² 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 serviced office facilities within Canterbury City all remain at full or close to full occupation.
- 5.26** In addition Clover House at the John Wilson Business Park, Chestfield, Whitstable is providing much needed office space for small businesses and is currently 96% occupied. This recently refurbished office building underlines how growth in local small and medium sized enterprise activities and changing work practices are supporting growth in the provision and take-up of managed and serviced office supply in the District.

- 5.27** Stimulated by the ongoing commercial success of the Clover House office refurbishment planning consent has been secured for a further 930m² of new B1 office space, also on the John Wilson Business Park. Overall however, mainly due to continued funding constraints and limited take up from larger occupiers, the construction of new build office space at the coast remains slow and subdued.

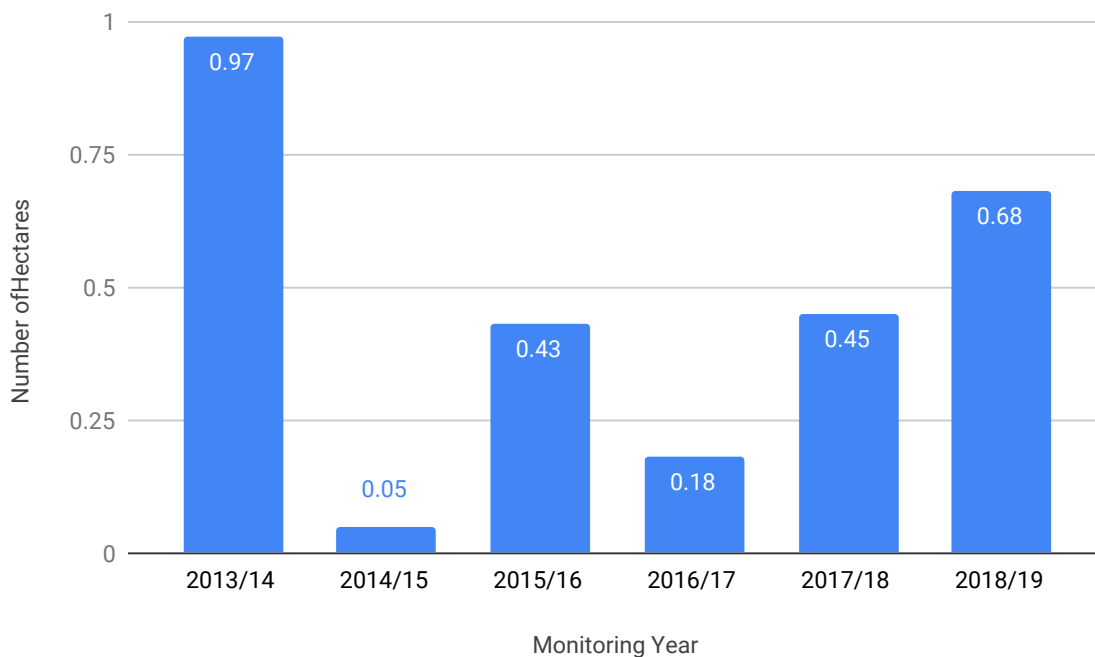
University Related Development

- 5.28** Canterbury District is well known as a centre of knowledge and education with its five higher and further education institutions and many other skills and training providers. This reputation will be expanded further with significant new investment in the District over the next few years, planned by University of Kent and Canterbury Christ Church University.
- 5.29** Most notable is the University of Kent (UoK) and Canterbury Christ Church University (CCCU) partnership to create a new medical school for Kent and Medway that will help the area attract and train, then retain highly skilled medical professionals. The Kent and Medway Medical School (KMMS) will initially deliver 100 undergraduate places annually offering five-year undergraduate programmes. It is anticipated that much of this activity will take place at sites in Canterbury with both universities incorporating new KMMS facilities into their campus masterplans. For example planning permission for a new 2,366m² medical school building (D1 use class) has been granted at UofK which complements the nearby new science hub building (476m²) while a Simulation Suite and Anatomy Lab at the CCCU's Canterbury Prison site will open in 2020.
- 5.30** Added to the medical school is the UoK's new £35 million Institute for Biotechnology and Molecular Medicine (IBaMM) to be built at its Canterbury campus, due to open in 2021, which will help make the area an important biotechnology centre. This will complement CCCU's £21 million Kent & Medway Engineering, Design, Growth & Enterprise (EDGE) Hub. Also a number of other developments within the UoK campus are in the pipeline, such as a new academic building for the Kent Business School and the School of Maths, Statistics and Actuarial Science, and a new Economics Building.
- 5.31** Policy EMP7 of the CDLP identifies the need for a UoK Masterplan. The UoK is in the process of preparing a Framework Masterplan to help evolve and develop its facilities as it continues to invest to build the best possible environment for its students, staff and University. UoK is undertaking an incremental process that will be informed and supported by an evidence base providing an overview of relevant matters including planning, movement and transport, urban design, landscape and biodiversity considerations together with feedback gathered from public consultation. The Council is working collaboratively with the University and their consultants, acting as a 'critical friend' to provide scrutiny and advice on this Framework.

Agricultural Land

5.32 Agricultural land is afforded appropriate protection within the CDLP in order to support rural businesses. To help understand how this land is being used the amount of agricultural land being lost to non-agricultural commercial purposes is being monitored.

Figure 5.5 Agricultural land lost to other commercial uses



5.33 Figure 5.5 demonstrates the amount of agricultural land being lost peaked in 2013/14 but then dipped 2014/15. Since then the amount of agricultural land lost has begun to increase. Generally the loss agricultural land has been to B1 and B8 employment use classes although some holiday lets and residential have been completed on this land too.

Retail & Town Centre Uses

5.34 The data below is obtained from the CIA⁽³⁴⁾. For analysis in this section town centre uses are all measured in square meters. Further tables containing floor space data are provided in Appendix C: 'Economy and Employment Data'. The use classes covered in this section are:

- A1- Shops;
- A2- Financial and Professional Services;

³⁴ A thorough review of the data provided within commercial information audit, has led to a review of the figures from 2013/14 to 2017/18.

- A3- Restaurants and Cafes;
- A4- Drinking Establishments;
- A5- Hot Food takeaways;
- B1a- Offices (Excluding financial and professional services under the use class A2);
- D1- Non-residential institutions such as health centres, schools, church halls and places of worship; and
- D2- Assembly and leisure such as cinemas, indoor or outdoor sports and recreation.

5.35 Chapter 4 of the CDLP focuses on retail, leisure and other town centre related activities to ensure that Canterbury District fulfills its role as an important sub - regional centre and a key driver to the East Kent economy.

5.36 Table C.5 'Total Changes in Floorspace (Gross Gains and Net) for the District by type' in Appendix C demonstrates that apart from 2017/18 there have been sustained but modest increases in retail A1-A5 floorspace overall, notably in the period post 2014. The A3 use class in particular has experienced year on year growth, mostly gained as a result of planning changes of use from other retail classes notably from A1.

5.37 In almost all years recorded, aside from 2017/18, there has been growth in D1 and D2 floorspace. There was however a notable loss in D2 floorspace in 2016/17 when the former Herne Bay Golf Course was redeveloped as a mixed-use (housing, leisure and commercial) scheme. This resulted in the loss of the clubhouse/other built facilities as well as some 42 hectares of land that was previously in D2 use.

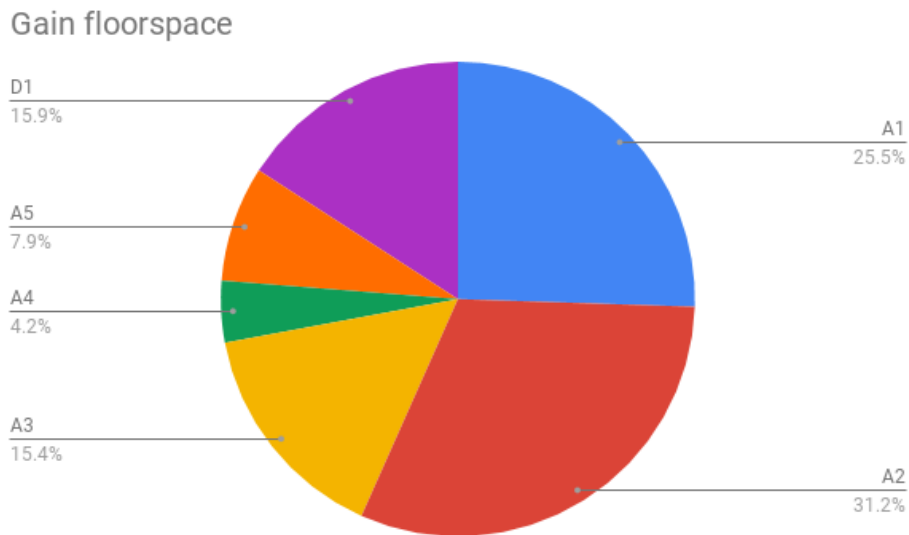
Canterbury City Centre

5.38 Focusing on changes to these classes of floorspace specific to Canterbury City Centre, Table C.6 'Change in Floorspace in Canterbury City Centre' in Appendix C shows that it has not experienced any significant growth in floorspace in recent years. This is likely due to constraints on space in the city and limited new development opportunities being available over this period.

5.39 In fact, aside from A3 class floorspace, generally other uses have seen losses exceed gains in recent years. The difference with A3 floorspace is evidenced by an increased number of new food and drink outlets opening in the city centre.

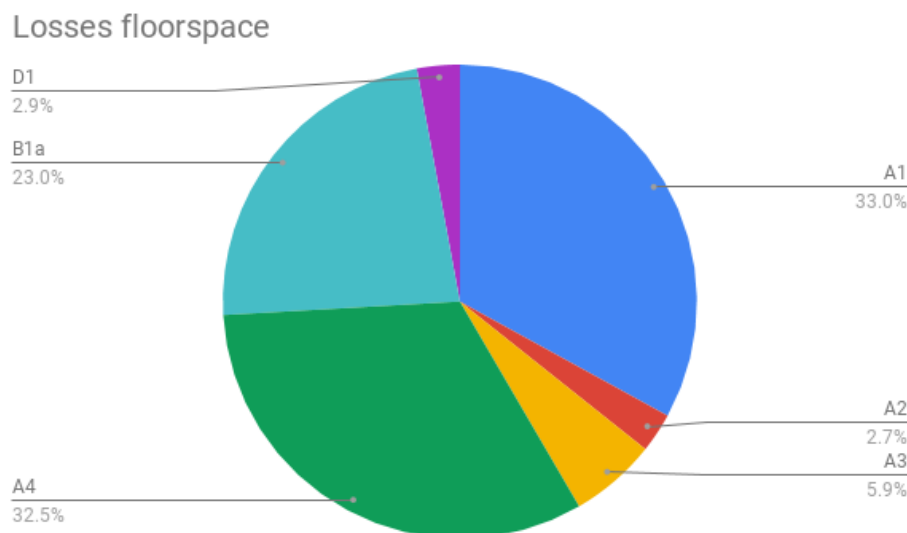
- 5.40** Figure 5.6 shows the split of gain in floorspace by use class in Canterbury City Centre. The biggest gain of use class was A2 which includes financial and professional services (31%) and A1 which accounted for a quarter of the new floorspace provided. This monitoring year there was no additional B1a or D2 floorspace provided in Canterbury City Centre.

Figure 5.6 Gain of Floorspace in Canterbury City Centre



- 5.41** Figure 5.7 shows the split of lost floorspace by use class in Canterbury City Centre. A1 and A4 use classes accounted for the most floorspace lost, each accounting for roughly a third of the losses. This monitoring year A5 and D2 floorspace was not lost within Canterbury City Centre. This highlights the current stationary nature of D2 floorspace in the city centre as there were no losses or gains within the monitoring year.

Figure 5.7 Loss of Floorspace in Canterbury City Centre



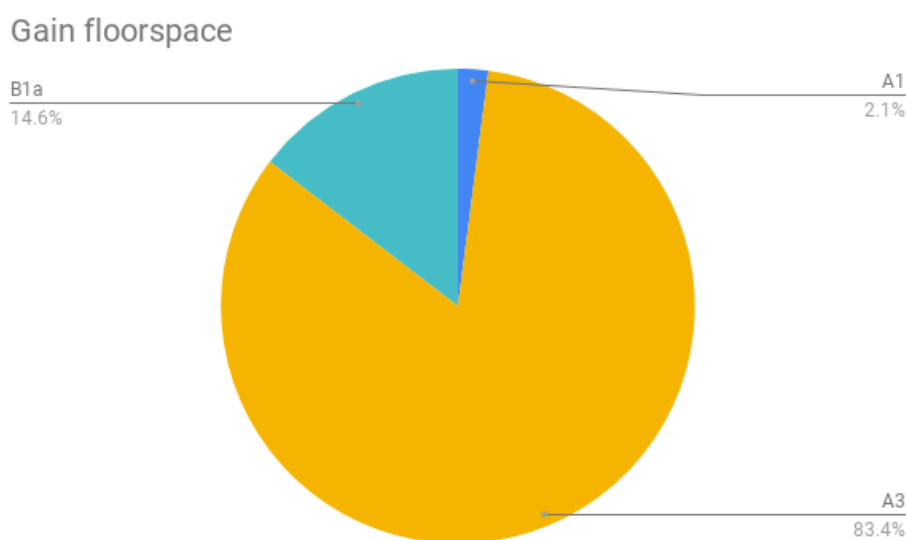
- 5.42** In the context of the challenges for town centres across the country, the Council has acquired the remaining interest in Whitefriars Shopping Centre within Canterbury City Centre. This prime piece of real estate has 47,000m² of retail space spread across 63 shops as well as a 530-space car park, five office tenants and 38 residential tenancies. Having already bought half of the interest in 2016, this investment will help influence and safeguard the long term future of the city centre, particularly important as challenges to the city's retail position and stock intensify.
- 5.43** This year has already seen the loss of a city department store (Nasons) and the announcement that another (Debenhams) will close. At the same time a host of trading difficulties and financial uncertainties continue to adversely impact a range of national retail chains and multiples. Canterbury while remaining relatively resilient is evidently not immune from these long-term challenges to town centres and will need to adapt and diversify its retail offer in order to thrive in the future.
- 5.44** In addition to this other economic uses will also help to support the economic vitality and health of the city centre. For example, development of the new Slatters Hotel site will get underway shortly. This redevelopment, which aims to deliver a high quality Hampton by Hilton hotel and separate roof-top destination restaurant in the city centre, is due to be completed in 2020/21

Herne Bay Town Centre

- 5.45** Changes in floorspace across these use classes have also been monitored for other town centres in the District. Table C.7 'Change in Floorspace in Herne Bay Town Centre' in Appendix reveals recent data for Herne Bay Town Centre.

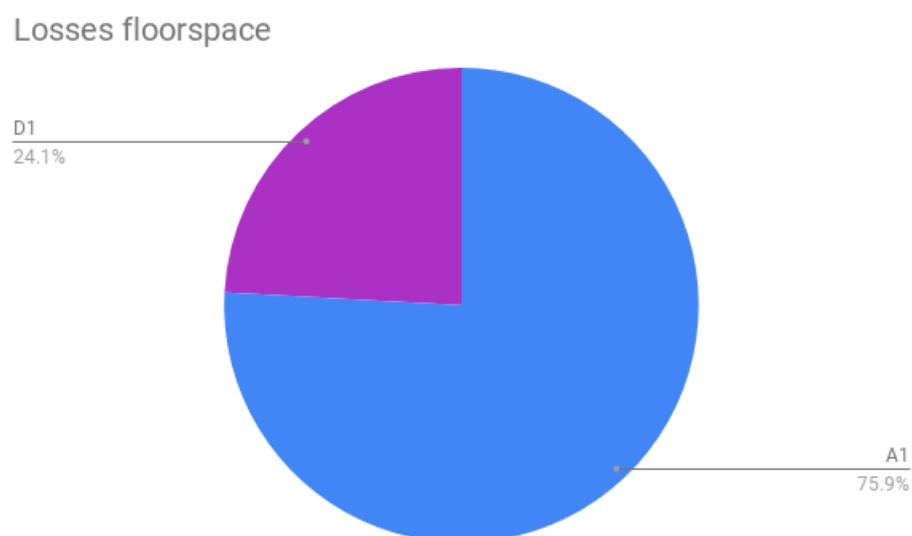
- 5.46** In Herne Bay town centre there has been some comparatively minor fluctuations in gains and losses since 2010. In more recent years there were some moderate net gains in A1 and A3 retail floorspace, however in 2016/17 there was a more significant loss of D1 floorspace. This was followed by some losses in A1, A2 and D2 floorspace in the 2017/18 monitoring year.
- 5.47** Part of the reason for more losses recently is likely to be the regeneration of some older buildings in the town. Several developments with planning permission have only just started on site so the previous uses will be lost to make way for new development. Therefore after this period of loss it is expected that the gain in floorspace will increase as developments are finished.
- 5.48** Figure 5.8 shows the split of gained floorspace by use class in Herne Bay Town Centre. The majority of floorspace gained this monitoring year was A3, restaurants and cafes, with B1a and A1 making up the remainder. The other 5 use classes being analysed (A2, A4, A5, D1 and D2) did not have any gains this monitoring year.

Figure 5.8 Gain of Floorspace in Herne Bay Town Centre



- 5.49** Figure 5.9 demonstrates that only A1 and D1 were lost from Herne Bay Town Centre this monitoring year, with three quarters of the lost floorspace being A1.

Figure 5.9 Loss of Floorspace in Herne Bay Town Centre



5.50 In terms of retail provision outside Herne Bay Town Centre, Sainsburys opened its superstore at Altira Business Park this monitoring year. However, the store will be smaller than originally anticipated, with the scheme is now set to include a 5,000m² retail store and an Argos outlet.

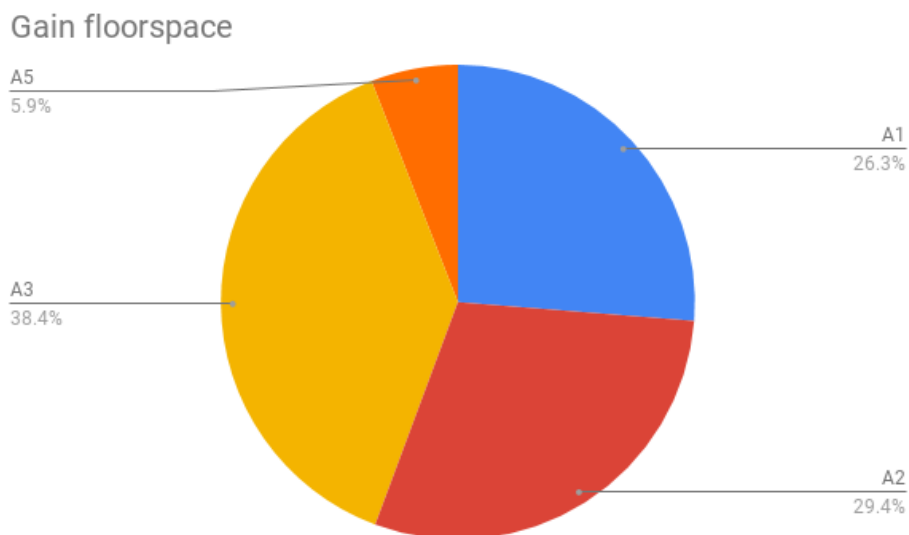
Whitstable Town Centre

5.51 In Whitstable Town Centre (Table C.8 'Change in floorspace in Whitstable Town Centre' in Appendix C) there has been little change across these use classes with any losses and gains very low. 2011/12 and 2017/18 are the main exceptions with high gains in A4 in 2011/12. 2021/18 had high gains of A3 and high losses of A1 which could partially be because of changes in planning permissions for changes of use from A1 to A3.

5.52 Historically, Whitstable has not experienced a great degree of change in commercial/quasi floorspace (either gains or losses) consequently the total amount of retail and other space in the town have remained relatively stable. The above position may change in the future due to other planning consents (not yet commenced) in the pipeline and other possible changes in the town and the Harbour area.

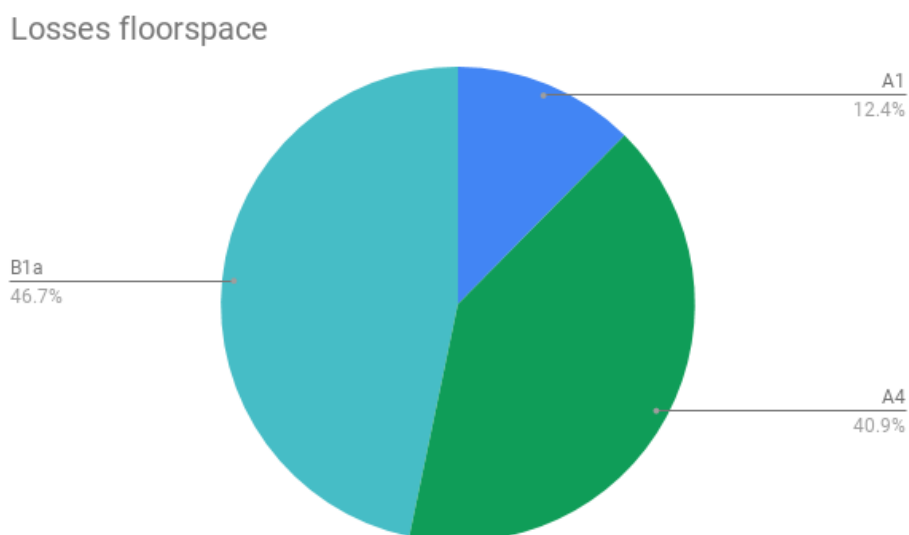
5.53 Figure 5.10 shows the split of gained floorspace by use class in Whitstable Town Centre. All gains in floorspace were provided by A use classes with A3, restaurants and cafes, being the highest provided.

Figure 5.10 Gain of Floorspace in Whitstable Town Centre



5.54 Figure 5.11 shows the split of the loss of floorspace by use class in Whitstable Town Centre. The biggest loss was B1a, which compared to the figure above demonstrates that B1a office space has seen a net loss within Whitstable Town Centre. A1 and A4 make up the remainder of the floorspace that has been lost this monitoring year.

Figure 5.11 Loss of Floorspace in Whitstable Town Centre



Mixed Use Developments

5.55 CDLP Policy TCL10 allocates Mixed Use Development sites and sets out what is expected to come forward on those sites. The six mixed use sites are progressing at different rates and an update of their progress can be seen in Table 5.1.

Table 5.1 Update on Mixed Use Development Sites

Location	Mixed Use Site	Update
Canterbury	White Horse Lane	No work has taken place on this to date.
	Roger Britton Carpets, 190 Wincheap	Planning permission has been granted in February 2018 for student accommodation and a ground floor retail space (A1). The proposal is currently under construction.
	Kingsmead	The council is continuing its work with partners Linkcity to regenerate the Kingsmead area of the city in order to deliver the Riverside mixed-use scheme. Planning Permission for the scheme was granted in February 2019 with works expected to start on site in Autumn 2019.
	Peugeot Garage	The majority of the site has now been built out for student accommodation. The remaining section has planning permission granted for further student accommodation.
Whitstable	The Warehouse, Sea Street	Planning permission has been granted for 7 holiday lets, 8 townhouses and a commercial/ community building. Demolition has occurred and the proposal is under construction.
	Whitstable Harbour	<p>The Whitstable Harbour Strategic Plan was adopted in February 2017 and can be viewed here. Development is progressing in line with the strategy with a new pontoon embarkation facility installed in 2017, which is now fully operational, providing a new harbour attraction with boat trips around the coast.</p> <p>The former quayside warehouse on the South Quay, previously used for fishing equipment storage has now been vacated. It is being completely refurbished as a retail/entertainment centre with a targeted opening date of early 2020. The fishing equipment is in the process of being relocated to a dedicated fisherman's storage compound on the West Quay.</p>

Wincheap Retail Area

- 5.56** The Council has continued to investigate the viability and delivery options for the comprehensive regeneration of the Wincheap estate, in accordance with Policy TCL7 of the CDLP.
- 5.57** Policy TCL7 also sets out that any development within the Wincheap Retail Area should be carried out in accordance with Policy T11: Wincheap Traffic Management Scheme. An update on progress under Policy T11 can be found in the 'Transport' section of the AMR.

Chapter 6: Infrastructure and Contributions

- 6.1** Planned development within the District will have an impact on infrastructure capacity. The CDLP, and its supporting strategies, seek to address these impacts through measures such as transport improvements, new community infrastructure and open spaces. Key infrastructure requirements for the Strategic Sites are set out within Policy SP3, while further infrastructure policies are contained within the Local Plan chapters on transport, education, open space and quality of life.
- 6.2** The purpose of these policies are to ensure that, through the planning system, developers are required to address or mitigate the impacts of their development on infrastructure. Necessary improvements can be secured in a number of ways; planning permissions may require that developers provide the infrastructure directly or, through legal agreements known as s106 agreements⁽³⁵⁾ or the Community Infrastructure Levy, developers can make financial contributions which infrastructure providers can use to deliver the projects themselves. Alternatively transport infrastructure can also be secured through S278 agreements⁽³⁶⁾.
- 6.3** The Council updated its Infrastructure Delivery Plan alongside the development of its Draft CIL Charging Schedule, which sets out the list of identified infrastructure projects, and outlines how and when these schemes will be delivered.
- 6.4** This chapter summarises the progress made on the delivery of key infrastructure schemes, and records the monies raised through S106 and other mechanisms towards these projects.
- 6.5** The monitoring of S106 monies through this chapter will be reported in terms of the following two categories:
- Secured- This is monies that have been agreed through S106 agreements linked to planning permissions granted this monitoring year. These have not necessarily been paid to the council yet, so they are not necessarily available to spend at this moment in time. Secured S106 monies are monitored to enable the council to keep track of what monies are expected to be paid in the future, so that the council can plan for the delivery of projects; and
 - Received- This is S106 monies that have been paid to the council during this monitoring year, and are therefore available to be spent. In most circumstances these monies will have been secured in previous years, but occasionally S106 monies are received by the council in the same monitoring year as they are secured.
- 6.6** These two figures will be different as they are monitoring the S106 monies at different stages of the process, and it is important to note that the monies received are most likely already linked to specific projects through their S106 specific agreements.

35 Section 106 of the Town and County Planning Act (1990) (as amended)

36 [Section 278 of the Highways Act 1980 \(as amended\)](#)

- 6.7** Table 6.1 denotes the total amount of S106 monies received and secured by the council, as well the funds secured for KCC. As discussed later in the chapter some of the S106 monies may be paid directly to KCC as it is responsible for highways, education and other infrastructure, including libraries and social services. Therefore monies paid directly to KCC are not monitored here.

Table 6.1 Total Contributions ⁽³⁷⁾

	2017/18		2018/19	
	Amount secured	Amount received	Amount secured	Amount received
Council totals	£712,610.56	£644,540.94	£2,811,638.74	£2,016,110.03
KCC totals	£1,593,937.24	-	£12,387,317.23	-
Total	£2,306,547.80	£644,540.94	£15,198,955.97	£2,016,110.03

Transport

- 6.8** The CDLP has 17 policies directly linked to transport within the District. These cover a variety of aspects from specific infrastructure projects to general transport improvements or requirements.
- 6.9** To supplement these policies The Canterbury District Transport Strategy 2014 - 2031 was adopted in July 2017. Policy T1 specifically links to the Transport Strategy which sets out the aims, actions, and targets for the CDLP period. These are to ensure that future developments set out in the CDLP can be accommodated across the transport network.
- 6.10** The hierarchy of transport modes are clear within the CDLP:
1. Walking
 2. Cycling
 3. Public transport
 4. Park and Ride
 5. Private Car

³⁷ Please note that amount secured is monies that have been agreed to through S106 agreements linked to granted planning permissions this monitoring year. These have not necessarily been paid to the council yet, so they are not currently available to spend. Secured S106 monies are monitored to allow the council to keep track of what monies are expected in the future, so projects can be planned.

6.11 To provide a basis to assess the transport policies it is important to understand the hierarchy of transport being used by the public.

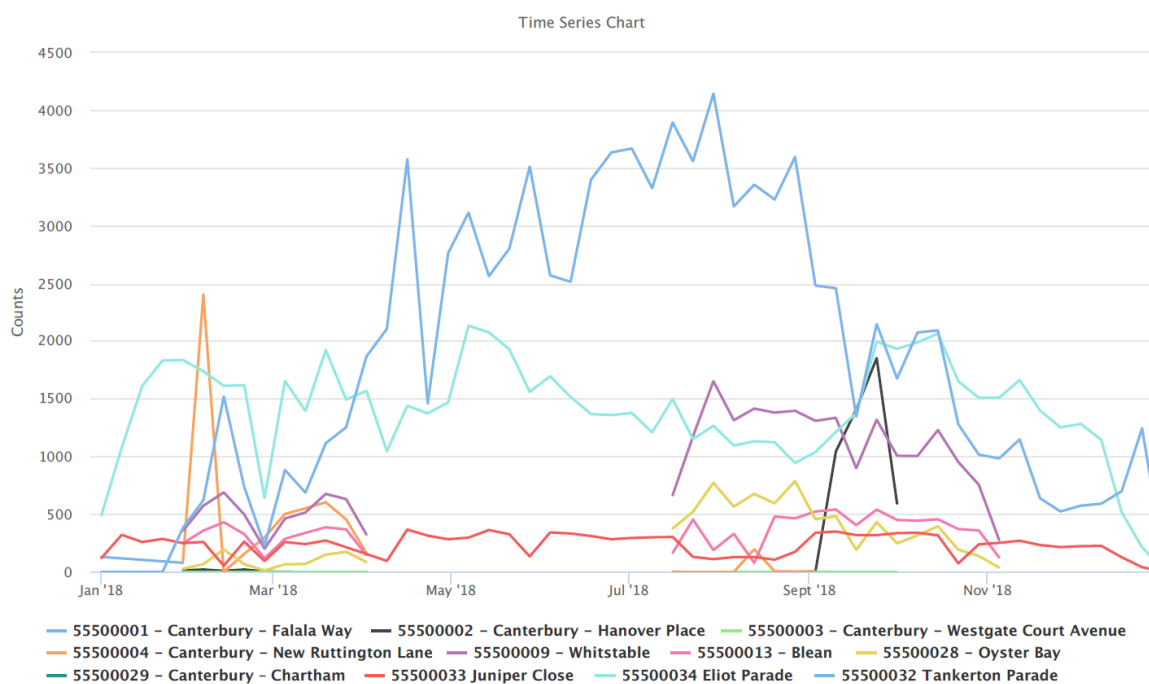
1. Walking

6.12 Walking is not recorded by any measure other than through the census as a travel to work question. The next update will be available in 2023.

2. Cycling

6.13 Figure 6.1 shows the daily usage for 2018 of the various cycle routes where counters have been installed. The maximum was 4,143 cycles on the Oyster Bay trail at Tankerton promenade on 30/07/2018. This is slightly lower than the maximum count in 2017 of 4,651 in May at the same location.

Figure 6.1 Counts on Cycle Routes



3. Public Transport

Trains

6.14 Both Canterbury East and Canterbury West are busy stations primarily because of commuters and tourism. Canterbury West, which has the High-Speed service to London, is the busier of the two stations with over 2.5 million entries and exists in 2017/18. Herne Bay and Whitstable are the next highest.

- 6.15** This will be monitored in the coming years to assess whether the strategic sites have an affect on the passenger numbers; the passenger figures for stations near these large development sites are expected to increase as a result.

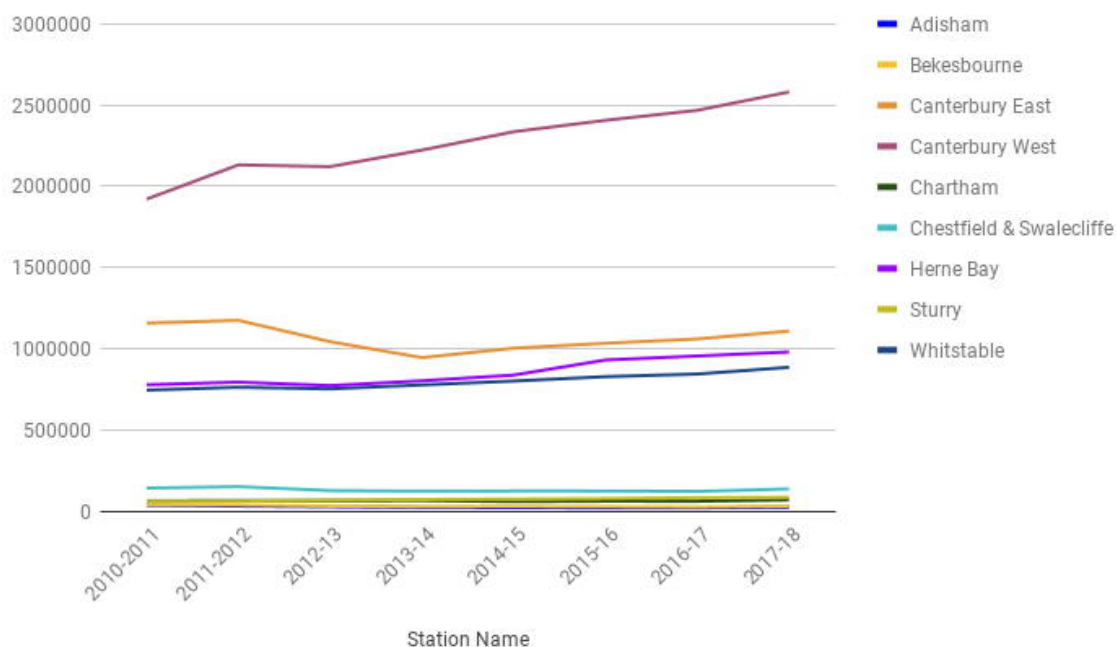
Table 6.2 Passenger entries and exits per year for stations in the District

Station	2014/15 entries and exits	2015/16 entries and exits	2016/17 entries and exits	2017/18 entries and exits
Adisham	22,374	21,454	21,218	25,584
Bekesbourne	29,780	28,550	26,288	31,579
Canterbury East	1,003,925	1,034,102	1,060,553	1,109,018
Canterbury West	2,336,199	2,406,422	2,467,975	2,580,756
Chartham	59,594	62,180	61,764	70,058
Chestfield & Swalecliffe	124,800	124,720	122,242	137,734
Herne Bay	838,324	931,154	955,804	980,482
Sturry	75,272	78,465	84,030	86,092
Whitstable	801,556	828,552	844,786	886,018
Total	5,291,824	5,515,599	5,644,660	5,907,321

- 6.16** The entries and exits for 2017/18 demonstrates an increase across all stations within the District, which is a positive increase as public transport is more sustainable than private cars. As all train stations in the District have increased it is difficult, at this point, to determine whether the strategic sites are having an impact on the figures.
- 6.17** Figure 6.2 shows that Adisham, Bekesbourne, Chartham, Chestfield & Swalecliffe and Sturry stations, have reasonably low use which previously had not varied much over time. Whereas, Canterbury East, Herne Bay and Whitstable have all been steadily increasing over time demonstrating that more people are using public transport. Although Canterbury West dropped in 2013/14, in recent years it has started increasing, probably due to the High Speed service⁽³⁸⁾.

38 Source <http://orr.gov.uk/statistics/published-stats/station-usage-estimates>

Figure 6.2 Train Passenger Entries and Exits



Bus

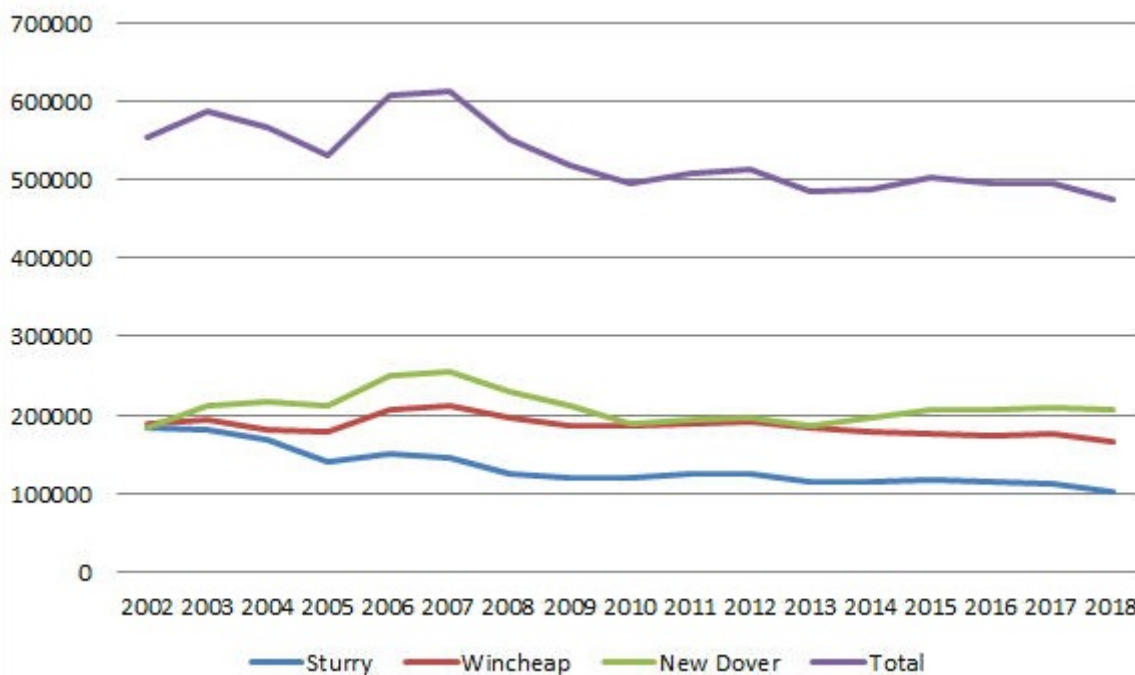
6.18 Bus patronage has more than doubled since 2004 when the Quality Bus Partnership was formed. Each strategic development site will make improvements to the bus network to serve their sites. Investment in bus facilities and bus infrastructure have improved the attractiveness of bus travel, and new strategic developments will be required to continue this pattern of improvements.

4. Park and Ride

6.19 Park and Ride continues to be popular and has removed over 12.5 million car trips from Canterbury City Centre since 2002 when the data was first collected. Car sharing is popular with an average of 1.7 people per car per journey. The number of vehicles using Park and Ride has stayed more or less static since 2002 apart from a period around 2006/7 when there was a spike in usage. The journey saving from the site to the City from these vehicles is just over 41 million miles with the associated savings in emission deposits.

6.20 Sturry Road is the least well-used site (Figure 6.3), but also has the road served by the highest frequency of other service buses (non park and ride). Dover Road hosts 30 mins free parent parking so pupils at a local school can be safely dropped off and picked up.

Figure 6.3 Daily Vehicle Use of Park and Ride



6.21 In 2018, Automatic Number Plate Recognition was installed including additional payment options such as using contactless or via an online autopay account.

5. Private Cars

6.22 Traffic flows on 6 key radial routes in the City of Canterbury remain broadly static, as they have done since 2000⁽³⁹⁾.

39 Source: Department for Transport

Figure 6.4 Traffic Flow for Key Routes



Transport Contributions

- 6.23** For transport infrastructure, depending on the specifics of the case, developers may deliver the works themselves or enter into a legal agreement (S106) to provide financial contributions towards transport infrastructure improvements. Contributions are often allocated to specific projects in the signed S106 agreements, the monies won't be spent until the funds have been received by the Council. Projects can include bus shelters, and cycleways, pedestrian and car park improvements.
- 6.24** The majority of transport contributions are secured and collected by KCC, although in some situations the council also secures and collects monies for different transport related projects.
- 6.25** Table 6.3 demonstrates how much has been secured and received by the council for highways projects.

Table 6.3 Highways Contributions ⁽⁴⁰⁾

Highways	2017/18	2018/19
Amount secured	£128,440.31	£110,000.00
Amount received	£120,736.15	£407,661.39

6.26 In this monitoring year S106 contributions and other funding streams have been spent on infrastructure projects including, but not limited to:

- Upgrade of Lansdown Road cycle route;
- Pre construction work on the Herne Bay to Canterbury cycle route (Asda to Vauxhall Avenue section);
- Pre construction work on the Crab and Winkle cycle route extension;
- Design work has begun on the relocation and expansion of Wincheap park and ride site;
- Design work for the repaving and pedestrianisation of St Margaret's Street;
- 8 new bus shelters provided across the district;
- 2 hours free parking in William Street car park, Herne Bay; and
- Enhancements to Wincheap, Riding Gate and St George's subways.

6.27 Additionally to this, KCC also secure S106 contributions for transport infrastructure to be paid directly to them. During this monitoring year some £6,401,000 has been secured⁽⁴¹⁾ for KCC to spend on transport projects. However, in these cases KCC receive the money and therefore the AMR does not provide a full report on these contributions, as this will be covered by KCC's own monitoring procedures.

6.28 Within the CDLP there are several policies that relate to specific pieces of transport infrastructure Table 6.4 provides an update on these projects.

40 Please note that amount secured is monies that have been agreed to through S106 agreements linked to granted planning permissions this monitoring year. These have not necessarily been paid to the council yet, so they are not currently available to spend. Secured S106 monies are monitored to allow the council to keep track of what monies are expected in the future, so projects can be planned.

41 This is monies that have been agreed to through S106 agreements linked to granted planning permissions this monitoring year. These have not necessarily been paid to KCC yet, so they are not currently available to spend.

Table 6.4 Policies on specific infrastructure (update)

Policy Reference	Infrastructure	Update
T5	Wincheap Park and Ride	Design work has been carried out and a planning application submitted for the relocation and enlargement of the site.
T6	Sturry Road Park and Ride	No update.
T7	New Dover Park and Ride	To be undertaken with the build out of the strategic site at South Canterbury.
T8	Whitstable Park and Ride	No update.
T11	A2 Slip Road, Relief Road	Works and contributions will be secured in line with CDLP Policy SP2, some have already been secured. Bids have been submitted for funding to South East Local Enterprise Partnership (SELEP) and Highways England. It is understood that the bid to SELEP has not been successful.
T12	A2 Bridge Interchange	To be undertaken with the build out of the strategic site at South Canterbury.
T13	Herne Relief Road	Contributions will be secured in line with CDLP Policy SP2. Some contributions have already been secured.
T14	Sturry Relief Road	Contributions will be secured in line with CDLP Policy SP2. Some contributions have already been secured.
T15	A28/A257 Barracks Link Road	Secured through planning permission for strategic site at Land at Howe Barracks.

Open Space

6.29 Chapter 11 of the CDLP covers 'Open Space' including, but not limited to, playing fields, local green spaces, green gaps and allotments. These are vital pieces of infrastructure that new development sites need to provide. Additional documents will be considered along with the CDLP when making decisions, such as:

- Riverside Strategy (2015-2020)- sets out the vision and priorities for the Canterbury Riverside corridor between Chartham and Sturry. The aim of the strategy is to provide a well-managed, welcoming, connected and accessible network of routes and spaces for all to enjoy, to provide shared routes for walking and cycling; a river and riverside environment managed to promote a rich diversity of wildlife; the involvement of local people in developing and managing the network of open spaces.

- Draft Open Space Strategy (2014-2020)- 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 aim of the Open Space Strategy is to 'aspire to protect and enhance the existing quality of our public open space and promote its usage' which will improve open spaces across the District. The draft strategy is available [here](#).
- Green Infrastructure Strategy (2018-2023)- sets out strategic priorities, opportunities and future actions to ensure that green infrastructure is provided, enhanced and protected to support the future health and well being for the District's residents and visitors. The strategy and associated documents are available [here](#). An action plan was produced alongside the strategy and an update on the progress of it can be found within Appendix E: 'Green Infrastructure Strategy Action Plan'.

6.30 New open space is often provided within a development site to meet the needs arising as a result of the development. Where this is not practical, contributions towards off-site provision can be secured instead through S106 agreements for new developments. Table 6.5 breaks down the total S106 funds for specific open space typologies, however within each of these typologies S106 agreements may denote a specific project on which the monies will be spent.

Table 6.5 Open Space Contributions ⁽⁴²⁾

Purpose	2017/18		2018/19	
	Amount secured	Amount received	Amount secured	Amount received
Amenity open space ⁽⁴³⁾	£25,558.71	£31,245.33	£163,630.39	£60,109.94
Play areas	£66,704.84	£27,225.78	£53,120.10	£201,345.40
Sports facilities	£178,551.51	£11,350.26	£252,378.38	£65,727.61
Parks and gardens	£21,478.55	£4,889.88	£272,891.10	£22,912.68
Semi natural open space ⁽⁴⁴⁾	£12,378.04	£14,181.21	£218,164.28	£56,432.18

42 Please note that amount secured is monies that have been agreed to through S106 agreements linked to granted planning permissions this monitoring year. These have not necessarily been paid to the council yet, so they are not currently available to spend. Secured S106 monies are monitored to allow the council to keep track of what monies are expected in the future, so projects can be planned.

43 Green space most commonly, but not exclusively in housing areas, including informal recreation spaces, and green spaces in and around housing.

44 Green spaces incorporating areas for wildlife conservation, biodiversity and environmental education and awareness, such as woodlands, urban forestry, scrub, grasslands, wetlands, open and running water, wastelands and derelict open land and rock areas.

Purpose	2017/18		2018/19	
	Amount secured	Amount received	Amount secured	Amount received
Total	£304,671.65	£88,892.46	£960,184.25	£406,536.81

6.31 From S106 contributions collected in previous years, as well as other funding streams, the Council has completed the following open space projects in this monitoring year:

- Chestfield Play Area, Whitstable - play area fully refurbished;
- Beverley Meadow, Canterbury - new tree planting and 5-a-side football goals;
- Green Gap, Whitstable - creation of new football pitches in partnership with Tankerton Football Club. Creation of new ponds, refurbishment of existing ponds and habitat improvement;
- Kingsmead Field, Canterbury - building on last year's infrastructure improvements, this year we have created further improvements including new entrance gates, entrance and interpretation signage, additional seating and additional tree planting;
- Reculver Country Park, Herne Bay - continued improvements to amenity areas including new pathways and inclusive picnic areas ;
- Westgate Parks, Canterbury - continuation of the Heritage Lottery Fund project, including play are pathway improvements, signage and gates; and
- Duncan Downs, Whitstable - continued infrastructure improvements such as pond creation, installation of a new bridge, laying of a new path and installation of handrails to existing bridges.

Other Contributions

6.32 There are several other financial contributions that are secured and collected by the council or KCC. Details of some of these other forms of contribution are described in the remainder of this chapter.

Affordable Housing

6.33 As discussed in Chapter 4:'Affordable Housing', the CDLP requires certain developments to provide on-site affordable housing, however in exceptional circumstances a financial contribution may be secured instead. For this monitoring year £311,502.38 has been received in the form of affordable housing contributions. This is to be spent on the provision of affordable housing within the district.

Table 6.6 Affordable Housing Contributions ⁽⁴⁵⁾

	2017/18	2018/19
Amount secured	-	£992,334.00
Amount received	£311,502.38	£1,077,294.03

Kent County Council (KCC)

6.34 In addition to transport, KCC also secure contributions towards primary and secondary education, community development facilities and libraries. Table 6.7 sets out what has been secured financially this monitoring year. The majority of KCC contributions are paid directly to KCC so the AMR does not contain any further information as this will be covered by KCC's own reporting procedures.

Table 6.7 KCC Contributions Secured

		2017/18	2018/19	
Purpose		Amount Secured	Amount Secured	Contributions Spent
Education	Primary School	£948,309.60	£3,007,804.53	£16,149.24
	Secondary School	£578,151.00	£2,559,120.40	-
Libraries		£36,127.64	£233,824.37	£26,354.26
Community development facilities		£9,088.00	£35,431.44	£13,627.65
Adult social services		£18,233.00	£56,871.78	-
Public rights of way		-	£70,000.00	-
Youth services		£4,028.00	£23,264.71	£20,049.71

6.35 It is important to note that these only cover financial contributions, some facilities may be provided on site by developers and therefore a financial contribution is not required.

Strategic Access Management and Monitoring Strategy (SAMMs)

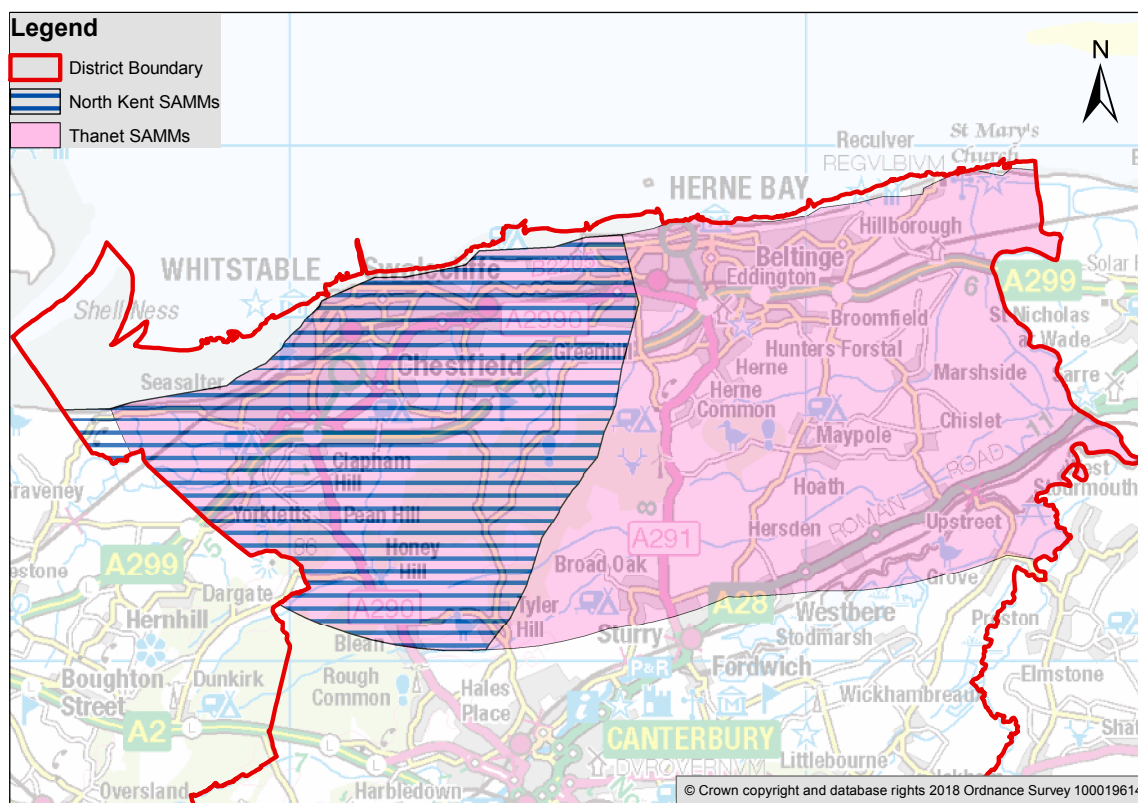
6.36 SAMMs is a strategic approach to deliver measures to mitigate any disturbance to wintering birds caused by increased recreational activity, due to new developments.

6.37 Within the District there are two SAMMs areas:

⁴⁵ Please note that amount secured is monies that have been agreed to through S106 agreements linked to granted planning permissions this monitoring year. These have not necessarily been paid to the council yet, so they are not currently available to spend. Secured S106 monies are monitored to allow the council to keep track of what monies are expected in the future, so projects can be planned.

1. Thanet Coast and Sandwich Bay SPA (Thanet SAMMs); and
2. Thames, Medway & Swale Estuaries SPA (North Kent SAMMs)⁽⁴⁶⁾.

Map 6.1 Zone of Influence for SAMMs



6.38 Each SAMMs area includes a zone of influence. Within these zones there is a financial contribution tariff based on the number of extra bedrooms a new development provides⁽⁴⁷⁾. The North Kent SAMMs has a smaller area with a 6km zone of influence, whereas the Thanet SAMMs covers a larger area with a 7.2km zone of influence. Table 6.8 demonstrates the contributions this monitoring year.

46 Further information about Bird Wise, which is the branding for the North Kent SAMMs, can be found [here](#).

47 Further information on the tariff can be found [here](#).

Table 6.8 SAMMs Contributions this Monitoring Year ⁽⁴⁸⁾

SAMMs area	2017/18		2018/19	
	Amount secured	Amount received	Amount secured	Amount received
Thanet	£261,346.54	£114,395.67	£96,360.00	£121,261.85
North Kent	£18,152.06	£9,014.28	£9,314.49	£3,355.95

6.39 Contributions are collected to mitigate the impacts of new development within the zones of influence by, but not limited to:

- Wardening of the coastal SPA and RAMSAR sites;
- Ongoing monitoring and surveys of the sites, particularly with regard to visitors and bird numbers; and
- Signage, interpretations and increased education.

48 Please note that amount secured is monies that have been agreed to through S106 agreements linked to granted planning permissions this monitoring year. These have not necessarily been paid to the council yet, so they are not currently available to spend. Secured S106 monies are monitored to allow the council to keep track of what monies are expected in the future, so projects can be planned.

Chapter 7: The Environment

Open Space

- 7.1** The achievement of Green Flag status indicates that a public open space has been deemed to be of an exceptionally high standard. In 2019, Canterbury District gained Green Flag awards for three sites: Duncan Down Village Green, Westgate Parks Canterbury, and Reculver Country Park.
- 7.2** Since 2009, the Green Flag Award scheme in England has been managed by the Green Flag Plus Partnership (comprising Keep Britain Tidy, BTCV and Greenspace) on behalf of the Ministry of Housing, Communities and Local Government (MHCLG). To be eligible, sites must be freely accessible to the public and have a site specific management plan. The park or green space is then judged against eight criteria: a welcome place; healthy, safe and secure; clean and well maintained; sustainability; conservation and heritage; community involvement; marketing; and management.
- 7.3** Another regional award scheme, administered by South & South-East In Bloom, also assesses parks and green spaces according to the Royal Horticultural Society's (RHS) medal standards of Gold, Silver Gilt, Silver and Bronze.
- 7.4** After achieving a Gold award in the 2017 RHS Britain In Bloom awards, and a Gold award in the 2017 South and South East In Bloom awards. Canterbury In Bloom (Canterbury BID, CCC and other partners) took a year out from the competition and focussed instead on promoting Green Heritage, holding a Green Heritage Conference in the city. The conference was very well received and gave a good basis on which to build going forward into the future of Canterbury's Green Heritage. In 2019 Canterbury In Bloom once again entered the city into the South and South East in Bloom competition and has achieved a Gold award.

Biodiversity

- 7.5** A high quality environment and rich biodiversity is an integral part of a sustainable community. One of the Council's key objectives is to provide a diverse and thriving environment, which contributes to the economic, cultural, and social health of the District. The Council recognises that the natural environment is key to the character of the District and contributes to the quality of life for both residents and visitors.
- 7.6** The Council aims to conserve and enhance the biodiversity of the District, particularly in relation to protected habitats or species, or species identified in national or Kent Biodiversity Action Plans (BAP).
- 7.7** The CDLP further recognises the importance of biodiversity at a landscape scale (see policies LB1 to LB13) offering protection to Areas Of Outstanding Natural Beauty (AONB), Areas of High Landscape Value (AHLV), undeveloped coast, Sites of Special Scientific Interest (SSSI), Local Nature Reserves and Local Wildlife Sites, local landscape character, trees, rivers, woodland and hedgerow habitats. Policies are intended to encourage reinforcement, restoration, conservation, improvement, retention,

protection, and enhancement of valuable landscape, habitats and species, and the development of links between habitats to avoid fragmentation. The Canterbury Landscape Character and Biodiversity Appraisal provides an assessment of the districts biodiversity and landscape resources.

Table 7.1 Areas Designated for Biodiversity ⁽⁴⁹⁾

Protected Area Category	Area (Ha)	Number of Sites (2015)	% of Canterbury covered by designation	County 2015 (Ha)	County Context (%)
Ramsar Site	1,929.47	3	6.01	19,100.93	10.1
Special Areas of Conservation	1,068.1	3	3.33	6,441.1	16.58
Special Protected Areas	1,936.2	4	6.03	18,419.3	10.51
Sites of Special Scientific Interest	3,785.73	16	11.8	34,089.46	11.11
National Nature Reserve	701.98	2	2.19	4,331.22	16.21
Candidate Marine Conservation Zone	854.86	1	2.66	7,742.73	11.04
Declared Marine Conservation Zone	79.9	1	0.25	6,197.52	1.29
Area of Outstanding Natural Beauty	8,595.04	1	26.79	124,779.84	6.89
Environmental Stewardship (higher level only)	5,837.42	N/A	18.19	66,612.23	8.76
Local Nature Reserve	417.8	11	1.3	1,349.65	30.96
Regionally Important Geological/ Geomorphological Site	78.6	5	0.24	633.41	12.41
Local Wildlife Sites	3,958.23	49	12.34	27,528.67	14.38
Ancient Woodland	4,432.19	N/A	13.81	31,021.62	14.29

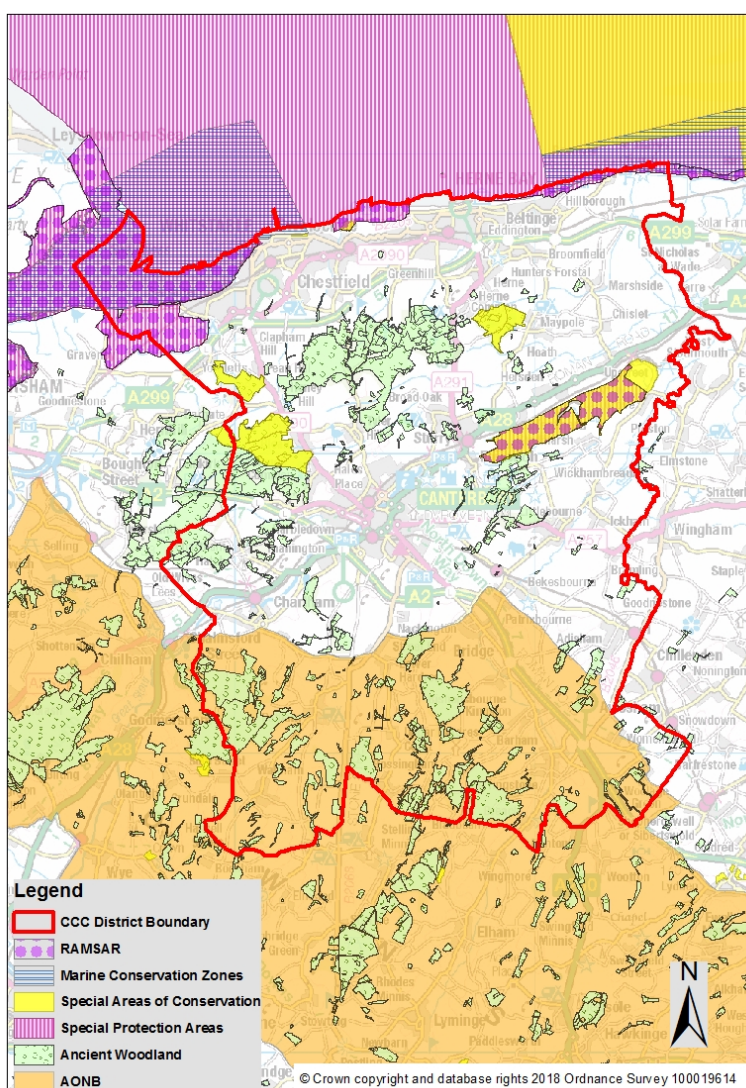
7.8 As indicated in Table 7.1, Canterbury District has many sites designated for their international, national, sub-regional or local significance to the natural heritage covering approximately 22% of the area. Sites of particular significance include: Stodmarsh, which is recognised as an internationally important wetland habitat; and the Blean Wood complex. Almost 15% of the county's ancient woodland resource is found in the

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

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*).

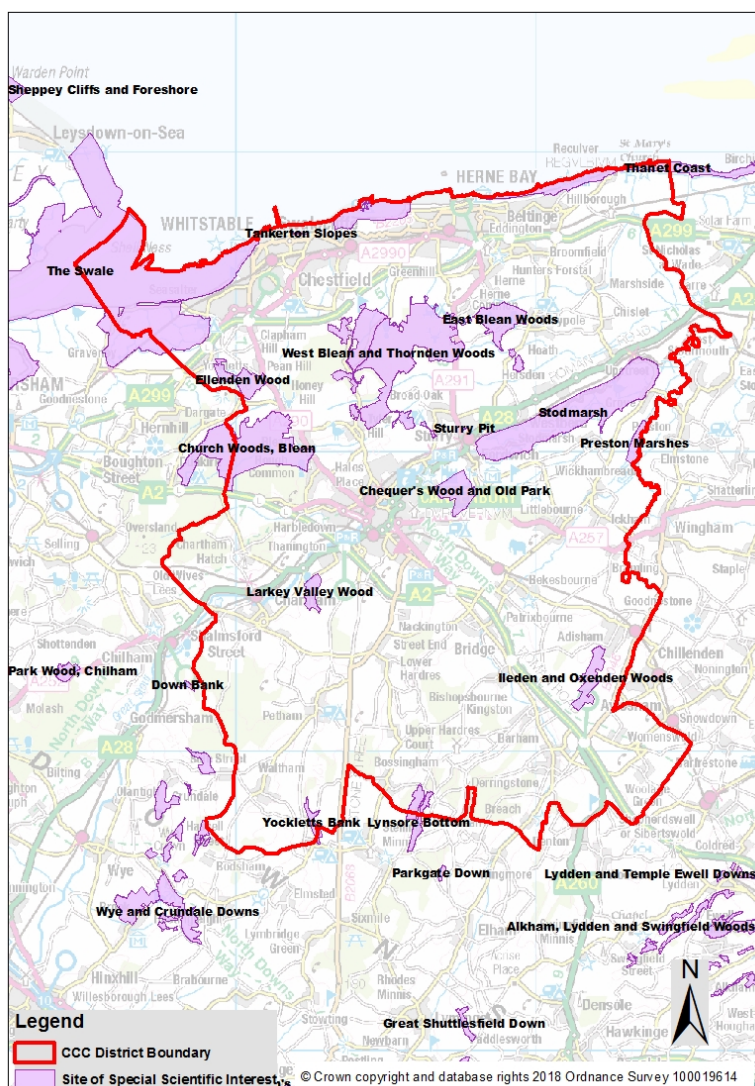
- 7.9** Map 7.1 portrays international and national designations within the Canterbury District. The map highlights that all of the coastline and sea to the north of the District is protected, either within a zone of influence or designated as a protected site. The national and international protective coastal designations often overlap. The centre and south of the District is well populated with ancient woodland, and the south of the District is also largely within the Area of Outstanding Natural Beauty (AONB). In accordance with the NPPF 'great weight should be given to conserving and enhancing landscape and scenic beauty' in AONBs.

Map 7.1 Biodiversity Designations within Canterbury District



- 7.10** In accordance with the Council's duty to consider biodiversity under the Natural Environment and Rural Communities Act (NERC, 2006) in all of its actions, and as recommended in planning policy guidance, the Council avoids development that adversely affects priority species and habitats. In many circumstances, in addition to measures for the improvement of biodiversity, the Council will require mitigation measures and also compensation, for species or habitats that will be adversely affected by proposed development through the planning process. The Council responds to the NERC duty through its own projects; through specific consideration and conditions relating to planning approvals; and through strategic projects such as the SAMMs projects which is covered in 'Other Contributions' section of this AMR.
- 7.11** The Council encourages enhancement and creation of habitats 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.
- 7.12** Ecological advice is provided by KCC and during this monitoring year, 329 hours were contracted through KCC in order to fulfil the Council's requirements to consider biodiversity implications of proposed development in the Canterbury District.
- 7.13** Canterbury District has 15 nationally important Sites of Special Scientific Interest (SSSIs) as demonstrated in Map 7.2. 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.

Map 7.2 Sites of Special Scientific Interest within the District



7.14 The Government's Public Service Agreement (PSA) target is to have 95% of the SSSI area in Favourable or Recovering condition.

7.15 The condition of the SSSI sites within the District have been consistently improving since 2008. The majority of the land mass of the 15 SSSIs in the District are either in Favourable or Unfavourable Recovering condition⁽⁵⁰⁾ (or a mixture of both) although some have pockets in lower condition. In 2019, Natural England assessments show:

- Four are in 100% Favourable condition (Larkey Valley Wood, Yockletts Bank, Elenden Wood, Tankerton Slopes);

50 Often simply known as Recovering condition. The Hierarchy is Favourable; Unfavourable Recovering; Unfavourable No Change; Unfavourable Declining; Part Destroyed; and Destroyed.

- Two are in 100% Unfavourable Recovering condition (Preston Marshes, Sturry Pit);
- Five are in mixed Favourable and Unfavourable Recovering condition (Chequers Wood and Old Park, Ileden and Oxenden Woods, Thanet Coast, Church Woods Blean, East Blean Woods); and
- Four have small areas of Unfavourable No Change, or Unfavourable Declining condition (West Blean and Thornden Woods, Lynsore Bottom, The Swale, and Stodmarsh).

7.16 4 of the SSSI sites are internationally important as designated Ramsar and Special Protection Area (SPA) sites - Thanet Coast, Stodmarsh, The Swale, and Tankerton Slopes and Swalecliffe. Stodmarsh and Blean Woods are both Special Areas of Conservation (SAC) as well as National Nature Reserves.

7.17 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⁽⁵¹⁾. 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 Plan⁽⁵²⁾.

7.18 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.

7.19 In England both the BAP Priority and Section 41 designations remain in place. The Section 41 list is maintained by the Secretary of State, and lists 943 species.

7.20 Of the 943 Section 41 designated species, 451 have been recorded in Kent. Of these 229 (50%) have been recorded in Canterbury District. 188 species since 1990, and 170 species since 2000. In 2015, records held by the Kent and Medway Biological Records Centre (KMBRC) showed no apparent species losses, but they did show a gain. 32 Section 41 species that, up until 1990, had not been detected in Canterbury

7.21 The Council supported the multi-agency Kent Local Nature Partnership (LNP), and also the Greater Thames Marshes LNP, in accordance with the duty to cooperate. The Council also works across authority boundaries with Swale BC with the objective of enhancing the Seasalter Levels SSSI, SPA and Ramsar site, and with Thanet DC to strive to mitigate the potential impacts of development on the Thanet Coast SSSI (via 'SAMMs', see 'Other Contributions' section). There is a multi-agency approach to mitigating the potential impact of development in the North Kent Marshes, lead by Medway Council through the Birdwise SAMMs project⁽⁵³⁾. As well as working with

51 These are listed in Section 41 of the Natural Environment & Rural Communities (NERC) Act 2006 or can be found [here](#)

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

53 Further information is available [here](#).

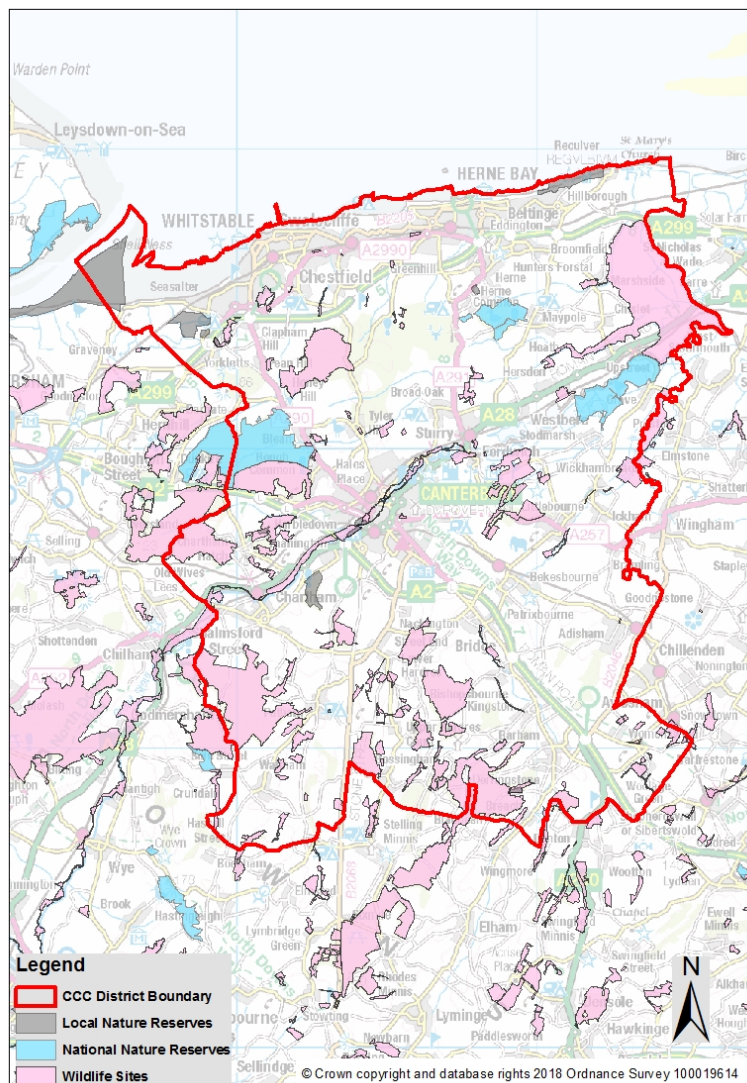
groups based solely within our District and across boundaries with other local authorities, the council engages with voluntary and charitable organisations including Kent Wildlife Trust and the Royal Society for the Protection of Birds (RSPB).

7.22 The Council has protected 10 Local Nature Reserves under The National Parks and Access to the Countryside Act 1981 (year of designation in brackets):

- Larkey Valley Wood (1989);
- Seasalter Levels (1989);
- Bus Company Island (1993);
- Curtis Wood (1994);
- Foxes Cross Bottom (1993);
- Whitehall Meadows (1994);
- Bishopstone Cliffs (1991);
- Jumping Downs (2002);
- No Mans Orchard (2002); and
- Tyler Hill Meadow (2002).

7.23 Tyler Hill Meadow, No Mans Orchard and Jumping Downs are owned by Parish Councils, and the remainder are designated on land owned by the City Council.

Map 7.3 Local Nature Reserves, National Nature Reserves and Wildlife Sites within the District



7.24 The 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.

7.25 In 2018, the following volunteer hours/days were recorded:

- 149 volunteer days at Westgate Parks;
- 494 volunteer hours at Duncan Down Village Green;
- 675 volunteer hours at Kingsmead Field;

- 301 volunteer hours supervised by the Canterbury Area Kent Wildlife Trust warden at Council nature reserves, including Larkey Valley Wood, Wraik Hill Local Nature Reserve, Reculver Country Park and Tankerton Slopes; and
- 42 volunteer hours through 'Our Stour' project undertaken by the Kentish Stour Countryside Partnership.

7.26 In addition, over 11,000 people have used the classroom at the Reculver Centre, within the Reculver Country Park, over the past monitoring period.

Air Quality

7.27 Road traffic emissions producing nitrogen dioxide along major roads are the main source of air quality issues. In Canterbury, the city centre roads suffer from significant congestion in peak hours due to the high volume of vehicle movements linked to business, school runs, shoppers, the universities and tourists into a historic layout of roads. In addition there is an air quality 'hotspot' at the mini roundabout in Herne.

7.28 The Council continues to monitor levels of nitrogen dioxide using continuous analysers at Military Road and at the former Chaucer School in Canterbury, where ozone and particulates are also continuously monitored. The network of nitrogen dioxide diffusion tube sites across the District was expanded in 2018 to include additional sites in response to a number of planning applications and local concerns.

7.29 The outcome of the air quality modelling work led to the extension of the Canterbury City Centre Air Quality Management Area (AQMA) and the declaration of a new AQMA in Herne on 9 April 2018. As of November 2018 a new Air Quality Action Plan (AQAP) was adopted⁽⁵⁴⁾.

7.30 Over the five-year duration of the AQAP, a number of existing and new initiatives will be implemented to achieve a modal shift target of 5.7% away from private car use for workplace travel to increased use of more sustainable transport including walking, cycling and enhanced bus and Park & Ride provisions. This modal shift along with national measures and improvement in the levels of background nitrogen dioxide is expected to achieve compliance in the majority of the AQMA in Canterbury City and wholly achieve compliance in the Herne AQMA by 2023.

7.31 Air Quality Impact Assessments and emission mitigation assessments continue to be required as part of various planning applications which are classed as; major, close to our Local Air Quality Management area or likely to contribute to a cumulative effect on local air quality. The Council continues to secure appropriate air quality mitigation measures for relevant development sites.

Water

Flooding

7.32 Flood Zones are defined as:

54 Further information can be found on the councils [website](#).

- Zone 1 – Low probability. This zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding 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 (greater than 1%) or a 1 in 200 or greater probability of flooding from the sea (greater than 0.5%) in any year.

7.33 The Environment Agency identifies areas that are technically at risk of flooding and these are shown on the [Local Plan Proposals Map](#). Further information and relevant policies are set out in CDLP.

South East Marine Plan

7.34 The Marine Management Organisation (MMO) is writing all Marine Plans for the waters surrounding England. The Council, as well as other organisations and local authorities, are working with the MMO on the development of the South East Marine Plan.

7.35 This plan covers 3,900 square meters of inshore waters and approximately 1,400 kilometers of coastline stretching from Felixstowe to near Dover, including the entire coastline of Canterbury District.

7.36 A Draft South East Marine Plan is expected in due course and the council will continue to input into the iteration process. Further information can be found [here](#).

Renewable Energy and the Environment

7.37 The CDLP promotes sustainable development, and Policy DBE1 requires schemes to incorporate sustainable design and links to Table D1 within the CDLP, which is a list of environmental measures for development proposals to address. These cover a wide range of issues; site selection and layout such as solar passive orientation and solar panels, materials, energy, water, ecology and landscape, transport, and pollution such as features designed to minimise emissions. Therefore, every application must take account of DBE1, and be designed and built sustainably.

7.38 It is difficult to monitor renewable energy as the majority of renewable energy installations do not require planning permission and therefore many installations take place in the District that are unrecorded. However, there have been four applications permitted which specifically mention solar panels in their proposal description.

7.39 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.

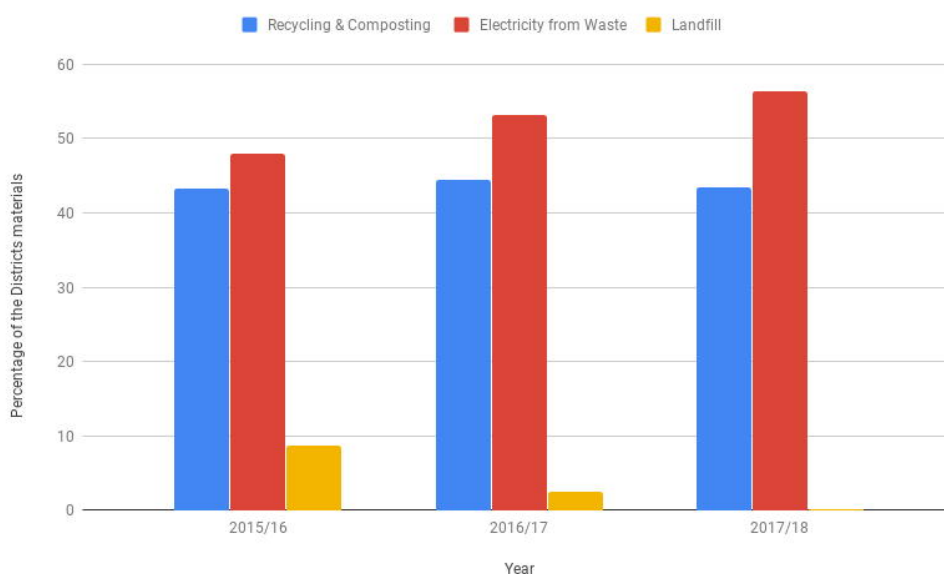
7.40 The Council's Corporate Plan 2016 - 2020, "Places" theme states: "We make the most of our unique built and natural environment". It has 3 aims:

- Making our city, towns and villages places to be proud of;
- Keeping our District clean; and
- Protecting and enhancing our open spaces, heritage and wildlife.

7.41 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."

7.42 In terms of recycling the Council is aiming to recycle as much waste as possible. In 2016/17 2.5% of household waste went to landfill, but in 2017/18 this was even less at only 0.1%. In 2017/18, 43.5% was recycled and/or composted, with the remainder being converted into electricity (by burning)⁽⁵⁵⁾.

Figure 7.1 Percentage of the Districts waste which is disposed by different methods



Historic Environment

7.43 The District has a rich history and to highlight this within the District there the following Designated Heritage Assets:

- World Heritage Site;
- 97 Conservation Areas;

55 KRP's Materials End Destinations Publication 2017/18 which can be viewed [here](#).

- 53 Schedule monuments;
- 2 Registered Parks and Gardens;
- 1,880 Listed Buildings;
- 447 Locally Listed buildings;
- 1 Protected Wreck and 1 pending; and
- 1 Area of Archaeological Importance, of which there are only 5 sites nationally.

7.44 On top of all these designated assets, the District also includes a number of undesignated sites including an excess of 9,000 archaeological sites and finds, historic buildings and other assets.

7.45 Archaeological survey work and excavations have been taking place on the site of a Tudor shipwreck within the low-tide zone on Tankerton Beach, Whitstable. The wreck was identified by a local volunteer group, Timescapes Kent, led by Director Mark Harrison. With the support of Canterbury City Council, CITIZAN Intertidal Survey, Historic England and Wessex Archaeology, a programme of work to expose and record the remains of the wreck has been underway since April 2017. Samples of the timbers have dated the wreck to the late 16th or early 17th century. The Department for Digital, Culture, Media & Sport have subsequently scheduled the wreck on the advice of Historic England, affording protection for the only surviving medieval wreck known in South-East England. A second, potentially later wreck has also been identified on the beach at Seasalter. Work to excavate and record the remains will continue in 2018 and 2019, along with further surveys of the District foreshore. A proposal to schedule the second wreck site at Seasalter, know as Old Brig, is currently pending.

7.46 The historic environment chapter in the CDLP contains 13 policies covering a multitude of topics including listed buildings, conservation areas, heritage assets, shopfronts and archaeology. However there are other documents which are relevant to the historic environment, such as:

- **Heritage Strategy**

7.47 The NPPF advocates that local planning authorities should produce a “positive strategy for the conservation and enjoyment of the historic environment (para.185)’. This is reflected in Chapter 9 of the CDLP (paras 9.5 & 9.6) which sets out that a strategy will be developed to ensure that heritage assets are appropriately conserved and continue to contribute to the quality of life for present and future generations. The preparation of the Heritage Strategy also supports the Council’s Corporate Objectives.

7.48 A Heritage Strategy is being prepared and it is anticipated for adoption in 2019. It is intended that the Heritage Strategy will provide a clear strategic approach to heritage in the district identifying heritage assets, their vulnerabilities and opportunities that

they provide. An associated Action Plan will also be prepared which will identify Council strategies, projects and initiatives which meet the core objectives of the Heritage Strategy. These, alongside initiatives already established across the district, will respond to current priorities and provides an effective framework for future working with partners.

- 7.49** At Policy and Resources Committee on 14 November 2018 it was resolved to consult on a draft Heritage Strategy. Consultation was undertaken for six weeks between 14 January and 22 February 2019.

Update Post March 2019

The Heritage Strategy went back to Policy and Resources Committee on 10th July 2019, after consideration and appropriate amendments based on the 51 individual and organisation responses from the consultation.

The first Action Plan was provided to the councillors as part of the additional documents for this Item.

Councillors resolved to adopt the Heritage Strategy⁽⁵⁶⁾

- **Heritage at Risk (HAR) Register**

- 7.50** HAR refers to a heritage asset (listed building, scheduled monument, conservation area, etc.) that has been identified as being at risk of being lost as a result of neglect, decay or inappropriate development. The national register is updated and managed by Historic England annually comprising of Scheduled Monuments, and Grade I and II* listed buildings and is publicly available.
- 7.51** The Council maintains a Local HAR Register, which includes those national assets identified by Historic England, and also those assets identified by the Council at a local level including grade II listed buildings and endangered buildings in conservation areas. The Local Register is based on a detailed working knowledge of the District. The Local HAR Register provides an additional repository of information on local historic assets, which helps improve the protection, conservation and management of heritage in the District.
- 7.52** Up to March 2019 there has been a positive outcome for one HAR case, with 2a Duck Lane, Canterbury being removed completely from the Local Register as it has been restored.

56 Further information is available [here](#).

Appendix A: Glossary

Key Words	Definition
Brownfield Land	See Previously Developed Land.
Monitoring Year	The time frame that monitoring covers. The start of April to the end of the following March e.g. 1st April 2018 to 31st March 2019.
Previously Developed Land	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape. ⁽⁵⁷⁾
Kent Authorities	12 Local Authorities in Kent: Ashford, Canterbury, Dartford, Dover, Gravesham, Maidstone, Sevenoaks, Folkestone and Hythe ⁽⁵⁸⁾ , Swale, Thanet, Tonbridge and Malling, and Tunbridge Wells.
Internal Migration	Residential movements between different local authority districts (LAs) in the UK, including those that cross the boundaries between the four UK nations: England, Wales, Scotland and Northern Ireland.

57 NPPF 2018 Definition

58 Previously Shepway Borough Council

Appendix B: Duty to Cooperate

Meetings attended by CCC Officers with Duty to Cooperate partners between 1st April 2018 to 31st March 2019. Other meetings have occurred such as for site specific issues including pre-application meetings, and a variety of other methods of communication have been used to maintain our long established, effective working relationships, and to discharge our Duty to Cooperate.

Table B.1 Record of Consultation and Engagement with Duty to Cooperate Partners

Date	Purpose	Attendees (s) / Group	Outcome	Location
Environment, Minerals and Climate Change				
15-04-2018	To discuss mineral safeguarding as a cross boundary issue	Kent County Council (KCC) (Minerals and Waste)	Information update	Kent County Council (KCC) Offices
27-04-2018	To discuss the South East Marine Plan	Marine Management Organisation	Information update	Canterbury City Council (CCC) Offices
16-05-2018	Sustainable drainage Seminar	KCC & Southern Water	Information sharing & best practice	Nutwood House, Maidstone
11-06-2018	To discuss progress on Great Stour Flood Alleviation Project	Environment Agency	Ongoing progress and information sharing	CCC Offices
14-06-2018	Discuss the implementation of Thanet SAMMs	Thanet District Council (TDC)	Discussions around work programme and finalising the Service Level Agreement	CCC Offices
18-06-2018	Discuss environmental issues concerning the North Kent Local Authorities	North Kent Environmental Planning Group	Information sharing and environmental related information updates	Medway Council (MC) Offices
18-06-2018	Management of Kent Marshes SAMMS Scheme	RSPB, Natural England, Swale Borough Council (SBC), MC, Kent Wildlife Trust, Gravesham Borough Council (GBC), KCC	Strategy and Business Plans were produced, project update	MC Offices
31-07-2018	Discuss the implementation of Thanet SAMMs	TDC	Discussions around work programme and agreement that monitoring would occur over the wintering period	CCC Offices
16-08-2018	Discuss CCC's Green Infrastructure Strategy	CCC & NE	Discussion about the preparation of the draft GI Strategy	NE Offices, Ashford
10-09-2018	Discuss Sustainable development goals	Canterbury SDG Group	Information sharing	CCC Offices

Date	Purpose	Attendees (s) / Group	Outcome	Location
25-09-2018	Management of Kent Marshes SAMMS Scheme	RSPB, NE, SBC, MC, Kent Wildlife Trust, GBC, KCC	Project update	MC Offices
01-10-2018	SAMMs project progress	Thanet and CCC	Project update	CCC Offices
19-11-2018	Thanet SAMMs Meeting	Thanet and CCC	Project update	CCC Offices
11-12-2018	Discuss environmental issues concerning the North Kent Local Authorities	North Kent Environmental Planning Group	Information sharing and environmental related information updates	MC Offices
11-12-2018	Management of Kent Marshes SAMMS Scheme	RSPB, NE, SBC, MC, Kent Wildlife Trust, GBC, KCC	Ongoing progress and information sharing	MC Offices
13-02-2019	Marine Management Organisation, SBC and local groups	To discuss the South East Marine plan	Formulated ideas and feedback on Iteration 3	Chartham
25-03-2019	Management of Kent Marshes SAMMS Scheme	RSPB, NE, SBC, MC, Kent Wildlife Trust, GBC, KCC	Discussion around in-perpetuity options	MC Offices
Heritage				
21-05-2018	Heritage Strategy	Stakeholders	Update on masterplan and discussion on what should be included in strategy	Whitstable
24-05-2018	Heritage Strategy	Stakeholders	Update on masterplan and discussion on what should be included in strategy	CCC Offices
07-06-2018	Heritage and Wellbeing	University of Kent, CCCU, stakeholders, Historic England (HE), UNESCO	Ongoing progress and information sharing	Beaney, Canterbury
08-06-2018	To discuss potential heritage projects in Herne Bay	HE	Ongoing progress and information sharing	Herne Bay
23-06-2018	Foreshore Archaeology	HE, University of Reading, Timescapes and local stakeholders	Discuss foreshore archaeology strategy	CCC Offices
07-08-2018	Heritage Strategy	Canterbury Cathedral Archives	Ongoing progress and information sharing	Canterbury Cathedral
13-08-2018	Heritage Strategy	Canterbury Connected BID	Ongoing progress and information sharing	BID Offices

Date	Purpose	Attendees (s) / Group	Outcome	Location
27-10-2018	Heritage and Planning Policy in the UK	Local authorities, planners, HE, consultants	Workshop and presentation on key issues	University College London
31-10-2018	To discuss potential heritage projects in Herne Bay	HE	Ongoing progress and information sharing	Herne Bay
Housing				
15-06-2018	Stakeholder workshops on housing delivery and CIL viability	Housing Delivery Group - Developers, Homes England, KCC	To instigate discussions on accelerating housing delivery and on viability methodology and assumptions	CCC Offices
25-09-2018	Housing mix workshop	Housing Delivery Group Local developers and planners, KCC, Housing associations	Workshop to agree the new housing mix for market homes and affordable housing to be included in the new Housing strategy	CCC Offices
09-11-2018	To inform Kent and Medway Housing Strategy	Kent and Medway LPAs, SELEP and developers	Ongoing progress and information sharing	Ashford Borough Council (ABC) Offices
Infrastructure Delivery Plan				
16-05-2018	CCG Estates Strategy and CCC IDP	Canterbury and Coastal CCG	Ongoing progress and information sharing	CCC Offices
17-05-2018	South East Water WRMP consultation and CCC IDP	South East Water	Information update	South East Water, Snodland
12-06-2018	CCG Estates Strategy and CCC IDP	Canterbury and Coastal CCG	Ongoing progress and information sharing	CCC Offices
15-06-2018	CCC CIL and IDP	KCC Highways	Ongoing progress and information sharing	CCC Offices
05-07-2018	CCG Estates Strategy and CCC IDP	Canterbury and Coastal CCG	Ongoing progress and information sharing	CCC Offices
26-07-2018	CCG Estates Strategy and CCC IDP	Canterbury and Coastal CCG	Ongoing progress and information sharing	CCC Offices
15-10-2018	CCG Estates Strategy and CCC IDP	Canterbury and Coastal CCG	Ongoing progress and information sharing	CCC Offices
Liaison Meetings				
02-05-2018	East Kent DtC meeting	East Kent Local Planning Authorities (LPAs) - Dover District Council (DDC), Folkestone & Hythe District Council (FHDC), ABC, TDC	Update on Otterpool, neighbouring authority plans, marine management plan updates	Offices

Date	Purpose	Attendees (s) / Group	Outcome	Location
04-05-2018	Kent Planning Policy Forum	Kent and Medway LPAs, EA and Kent Highways	Ongoing progress and information sharing, including KCC flood risk and drainage update	KCC Offices
11-05-2018	Liaison between Kent Planning Officers	Kent Planning Officers Group (KPOG)	Officers information sharing and planning updates	SBC Offices
07-06-2018	Swale BC and Canterbury CC liaison meeting	Heads of planning and Policy Managers from CCC and SBC	Shared information about portetail site allocations near the boundary of each District and the highways implications	CCC Offices
25-06-2018	KCC/CCC District Liaison Meeting	KCC and CCC	Information sharing	CCC Offices
04-07-2018	East Kent DtC meeting	East Kent LPAs - DDC, FHDC, ABC, TDC	Update on Local Plans, Thanet SoCG, Self Build etc	CCC Offices
04-07-2018	Kent Planning Policy Forum	Kent and Medway LPAs, EA and Kent Highways	Ongoing progress and information sharing including KCC update on Sub-National Transport Bodies and Transport for the South East	KCC Offices
06-07-2018	Liaison between Kent Planning Officers	KPOG	Officers information sharing and planning updates	KCC Offices
13-07-2018	London and South East POS Meeting	Local authorities	Ebbsfleet progress meeting	Ebbsfleet
31-08-2018	Kent Planning Policy Forum	Kent and Medway LPAs, EA and Kent Highways	Ongoing progress and information sharing including presentation on Kent and Medway Energy and Low Emissions Strategy	KCC Offices
05-09-2018	East Kent DtC meeting	East Kent LPAs - DDC, FHDC, ABC, TDC	Ongoing progress and information sharing	CCC Offices
07-09-2018	Liaison between Kent Planning Officers	KPOG	Officers information sharing and planning updates	Thanet
01-10-2018	Statements of Common Ground	East Kent LPAs - DDC, FHDC, ABC, TDC	Discussion about SoCG	CCC Offices
02-11-2018	Liaison between Kent Planning Officers	KPOG	Officers information sharing and planning updates	MC Offices
07-12-2018	Liaison between Kent Planning Officers	KPOG	Officers information sharing and planning updates	CCC Offices

Date	Purpose	Attendees (s) / Group	Outcome	Location
18-01-2019	Kent Planning Policy Forum	Kent and Medway LPAs, EA and Kent Highways	Ongoing progress and information sharing, including KCC presentation on Kent Minerals and Waste Plan	KCC Offices
07-02-2019	KCC/CCC District Liaison Meeting	KCC Highways, Education, Infrastructure, Property	Information update	KCC Offices
08-02-2019	Liaison between Kent Planning Officers	KPOG	Officers information sharing and planning updates	Ebbsfleet Corporation Offices
11-03-2019	East Kent DtC/Common Ground Discussion	East Kent LPAs - DDC, FHDC, ABC, TDC	Local Plans update & discussion about SoCG etc	ABC Offices
Neighbouring Local Authorities Plans and associated work				
25-04-2018	Dover SRFA	DDC, EA, KCC, Southern Water	Ongoing progress and information sharing	DDC Offices
12-06-2018	Discuss Infrastructure options for Swale's Local Plan review	SBC, KCC highways and education, water suppliers etc	Ongoing progress and information sharing	SBC Offices
19-06-2018	Otterpool Masterplan	Folkestone & Hythe District Council, local authorities, local stakeholders	Ongoing progress and information sharing	Leas Cliff Hall, Folkestone
22-06-2018	Swale GI Strategy	Local councils & key stakeholders	Discuss format of GI Strategy and information sharing	SBC Offices
17-07-2018	To input into the development of Dover LP on cross boundary issues	Dover Local Plan event	Information update	DDC Offices
21-01-2019	Folkestone & Hythe Core Strategy Update	FHDC & CCC	Information update	CCC Offices
Neighbourhood Plans				
16-11-2018	Discuss Bridge Neighbourhood Plan	Bridge parish Council	Ongoing progress and information sharing	CCC Offices
11-01-2019	Discuss progress of Bridge Neighbourhood Plan	Bridge parish Council	Ongoing progress and information sharing	CCC Offices
Transport				
11-04-2018	Quality Bus Partnership	KCC, Stagecoach	Ongoing progress and information sharing	CCC Offices
16-04-2018	Sustainable Transport Forum	KCC, Stagecoach, Spokes, Network Rail,	Ongoing progress and information sharing	CCC Offices

Date	Purpose	Attendees (s) / Group	Outcome	Location
		southeastern, ACRA, C4B		
17-05-2018	To discuss EV charging policies and progress	KCC and reps from all districts	Information update	County Hall
22-05-2018	Electric Vehicle Charging	KCC, other district councils	Information update and exchange of best practise	County Hall
22-06-2018	Crab & Winkle Cycle Route exhibition	Spokes, Crab and Winkle line trust, Sustrans	Exhibition of design of cycle route	Cromwell Road, Whitstable
25-06-2018	KCC/CCC District liaison meeting	KCC/ CCC	Exchange of information/ update	CCC Offices
27-06-2018	Dane John Stakeholder meeting	CCC/ residents, Friends of Dane John, conservation Society	Update on proposals to refurb play area	St Peter's Methodist Church
28-06-2018	Sustainable Transport Forum to formulate a response to the Air quality consultation	KCC, Stagecoach, Spokes, Network Rail, southeastern, ACRA, C4B	Ongoing progress and information sharing	CCC Offices
29-06-2018	C4B	Representatives from businesses	Update	Hall Place
05-07-2018	Lower Thames Crossing	Highways England	Information update	CCC Offices
06-07-2018	Quality Bus Partnership	KCC, Stagecoach	Ongoing progress and information sharing	CCC Offices
16-08-2018	City Centre Action Group	KCC, CCC, businesses, Police	Update, exchange of ideas	CCC Offices
10-09-2018	Sustainable Transport Forum	KCC, CCC, Stagecoach, Southeastern, Network rail, rep from further education, rep from residents' associations	Information update	CCC Offices
14-09-2018	Lower Thames Crossing	Highways England and local authorities	Project update	London
12-11-2018	Network Rail liaison meeting	Network rail/ CCC	Update, exchange of ideas	CCC Offices
14-11-2018	Kent Economic Development Group	Kent Economic Development Group	Update, exchange of ideas	UoK
15-11-2018	City Centre Action Group	KCC, CCC, businesses, Police	Update, exchange of ideas	CCC Offices

Date	Purpose	Attendees (s) / Group	Outcome	Location
16-11-2018	Kent Planning Policy Forum	Kent and Medway LPAs, EA and Kent Highways	Ongoing progress and information sharing, including Highways England presentation on Lower Thames Crossing and NE presentation on Net Biodiversity Gain	KCC Offices
23-11-2018	Network Rail Stakeholder Engagement	KCC, CCC, Network Rail, LEP	Update, exchange of ideas	Tudor Park Hotel, Maidstone
20-03-2019	KCC Highways - Highways Future Strategy meeting	KCC & CCC	Discuss future transport modelling requirements and Transport Strategy for SE	CCC Offices
20-09-2019	City Centre Action Group	KCC, CCC, businesses, Police	Update, exchange of ideas	CCC Offices
24-09-2019	Southeastern/ CCC liaison	Southeastern, CCC	Update, exchange of ideas	Canterbury
12-10-2019	Quality Bus Partnership	Quality Bus Partnership	KCC, Stagecoach	CCC Offices
05-09-2018	EV Charging update	KCC, other district councils	Information update and exchange of best practise	County Hall
University of Kent (UoK)				
04-05-2018	UoK masterplan	UoK, KCC, Consultants	Information update	UoK
29-06-2018	UoK masterplan	UoK, KCC, Consultants	Ongoing monitoring and progress of masterplan	UoK
17-07-2018	UoK masterplan	UoK, KCC, Consultants	Ongoing progress and information sharing	UoK
23-11-2018	UoK future transportation plans	UoK and consultants	Ongoing progress and information sharing	UoK
13-02-2019	UoK future transportation plans	UoK and consultants	Ongoing progress and information sharing	UoK

Appendix C: Economy and Employment Data

Employment Uses

Table C.1 Total Gross Amount of Employment Floorspace Gained by B Use Class

Year	Gains Only	B1a	B1b	B1c	B2	B8	B1 to B8
2011/12	Total gross external floorspace	418 (59)	0	2,459	657	2,123	5,657
	Gross internal floorspace (-3.75%)	402	0	2,367	632	2,043	5,445
2012/13	Total gross external floorspace	272	0	1,147	1,212	259	2,890
	Gross internal floorspace (-3.75%)	262	0	1,104	1,167	249	2,782
2013/14	Total gross external floorspace	1,463	0	657	0	1,158	3,278
	Gross internal floorspace (-3.75%)	1,408	0	632	0	1,115	3,155
2014/15	Total gross external floorspace	719	0	524	270	4,536	6,049
	Gross internal floorspace (-3.75%)	692	0	504	260	4,366	5,822
2015/16	Total gross external floorspace	317	0	2,627	286	414	3,644
	Gross internal floorspace (-3.75%)	305	0	2,528	278	398	3,509
2016/17	Total gross external floorspace	4,131	676	246	3,369	6,178	14,600
	Gross internal floorspace (-3.75%)	3,976	651	237	3,243	5,946	14,053
2017/18	Total gross external floorspace	1,304	0	432	588	2,372	4,696
	Gross internal floorspace (-3.75%)	1,255	0	416	566	2,283	4,520
2018/19	Total gross external floorspace	804	701	1804	0	13,786	17,095
	Gross internal floorspace (-3.75%)	774	675	1,736	0	13,269	16,454

59 Please note these figures include application CA/11/00759/FUL, Rochester House which was recorded as a loss of 3,130sqm of B1a floorspace

Table C.2 Total Net Employment Floorspace by B Use Class

Year	Net Addition Floor Space	B1a	B1b	B1c	B2	B8	B1 to B8
2011/12	Net Additional External Floorspace	-4,668 (60)	0	1,390	582	1,793	-903
	Net Internal Floorspace (-3.75%)	-4,493	0	1,338	560	1,726	-869
2012/13	Net Additional External Floorspace	-954	-200	451	879	-1,043	-867
	Net Internal Floorspace (-3.75%)	-918	-193	434	846	-1,004	-834
2013/14	Net Additional External Floorspace	-1,227	0	219	-437	735	-710
	Net Internal Floorspace (-3.75%)	-1,181	0	211	-421	707	-684
2014/15	Net Additional External Floorspace	-2,640	0	-2,124	-11,810	2,991	-13,583
	Net Internal Floorspace (-3.75%)	-2,541	0	-2,044	-11,367	2,878	-13,074
2015/16	Net Additional External Floorspace	-573	0	1,809	214	128	1,578
	Net Internal Floorspace (-3.75%)	-552	0	1,741	206	123	1,518
2016/17	Net Additional External Floorspace	2,494	676	-621	2,709	5,458	10,716
	Net Internal Floorspace (-3.75%)	2,400	651	-598	2,607	5,253	10,313
2017/18	Net Additional External Floorspace	-1,112	0	-3,068	-2,205	-5,815	-12,200
	Net Internal Floorspace (-3.75%)	-1,071	0	-2,953	-2,122	-5,597	-11,743
2018/19	Net Additional External Floorspace	-1,830	701	-471	-3,728	10,972	5,644
	Net Internal Floorspace (-3.75%)	-1,762	675	-453	-3,588	11,560	5,432

60 Please note these figures include application CA//11/00759/FUL, Rochester House which was recorded as a loss of 3,130sqm of B1a floorspace

Table C.3 Total Gross Amount of Floorspace of New Builds on Previously Developed Land by B Use Class

Year	Gains Only	B1a	B1b	B1c	B2	B8	B1 to B8
2009/10	Total gross external floorspace	798	0	410	984	2,701	4,893
	Gross internal floorspace (-3.75%)	768	0	395	947	2,600	4,710
2010/11	Total gross external floorspace	2,278	0	400	1,802	705	5,185
	Gross internal floorspace (-3.75%)	2,193	0	385	1,734	679	4,991
2011/12	Total gross external floorspace	3,597	0	1,741	657	1,274	7,269
	Gross internal floorspace (-3.75%)	3,462	0	1,676	632	1,226	6,996
2012/13	Total gross external floorspace	0	0	961	1,249	185	2,395
	Gross internal floorspace (-3.75%)	0	0	925	1,202	178	2,305
2013/14	Total gross external floorspace	452	0	469	0	210	1,131
	Gross internal floorspace (-3.75%)	435	0	451	0	202	1,088
2014/15	Total gross external floorspace	580	0	524	0	122	1,226
	Gross internal floorspace (-3.75%)	558	0	504	0	117	1,179
2015/16	Total gross external floorspace	0	0	817	149	329	1,295
	Gross internal floorspace (-3.75%)	0	0	786	143	316	1,245
2016/17	Total gross external floorspace	4,000	676	0	3,236	752	8,664
	Gross internal floorspace (-3.75%)	3,850	651	0	3,115	723	8,339
2017/18	Total gross external floorspace	863	0	312	65	682	1,922
	Gross internal floorspace (-3.75%)	831	0	300	63	656	1,850
2018/19	Total gross external floorspace	0	0	840	0	0	840
	Gross internal floorspace (-3.75%)	0	0	809	0	0	809

Table C.4 Percentage of Gross Amount of Floorspace of New Builds is on Previously Developed Land

Year	B1a (%)	B1b (%)	B1c (%)	B2 (%)	B8 (%)
2004/05	13.34	0	32.65	34.64	100
2005/06	72.20	0	26.75	49.20	65
2006/07	89	0	0	83	83
2007/08	0	0	0	0	77
2008/09	41	0	88	0	52
2009/10	36.40	0	36.10	66.10	71
2010/11	100	0	47	87	100
2011/12	100	0	71	100	48
2012/13	0	0	95.50	97.10	71.40
2013/14	40.21	0	71.39	0	41.18
2014/15	100	0	100	0	80.65
2015/16	0	0	41.68	100	79.42
2016/17	100	100	0	100	53.53
2017/18	100	0	100	100	47.62
2018/19	0	0	47	0	0

Retail & Town Centre Uses

Entire District

Table C.5 Total Changes in Floorspace (Gross Gains and Net) for the District by type

Year	Total amount of floorspace	A1	A2	A3	A4	A5	B1a	D1	D2
2008/09	Gains	0	130	NA	NA	NA	9,102	NA	0
	Net	0	130	NA	NA	NA	8,814	NA	0
2009/10	Gains	2,458	384	NA	NA	NA	4,992	NA	0
	Net	-368	-232	NA	NA	NA	2,192	NA	-237
2010/11	Gains	1,679	23	NA	NA	NA	2,278	NA	591
	Net	-1,449	-4,373	NA	NA	NA	-1,054	NA	-337
2011/12	Gains	6,517	534	NA	NA	NA	3,597	NA	2,239
	Net	3,119	477	NA	NA	NA	1,661	NA	-761
2012/13	Gains	3,770	334	NA	NA	NA	138	NA	1,078
	Net	-774	176	NA	NA	NA	-766	NA	1,078
2013/14	Gains	4,474	70	1,489	174	301	1,463	2,700	601
	Net	2,305	-46	1,168	-3,279	245	-1,227	1,411	-360
2014/15	Gains	1,054	0	735	1,289	252	719	4,650	1,770
	Net	238	-574	673	1,289	252	-2,640	3,840	1,255
2015/16	Gains	656	405	1,019	271	200	317	6,450	3,662
	Net	-1,023	405	1,019	204	200	-573	4,042	3,662
2016/17	Gains	12,194	109	1,999	388	145	4,131	3,053	1,772
	Net	10,069	-774	1,923	-412	145	2,494	-178	-12,766 (61)
2017/18	Gains	5,421	266	2,652	319	116	1,304	15,417	5,644
	Net	-1,010	-326	2,199	-887	116	-1,112	6,570	-8,620
2018/19	Gains	1582	432	648	43	104	804	13157	800
	Net	351	274	437	-732	32	-1830	12902	571

61 Herne Bay golf course started being developed in this monitoring year, resulting in a loss of around 42 hectares of D2 golf course, however only the club house floor space was used in calculating this figure

Canterbury City Centre

Table C.6 Change in Floorspace in Canterbury City Centre

Year	Total amount of floorspace	A1	A2	A3	A4	A5	B1a	D1	D2
2010/11	Gains	796	90	278	64	62	0	3,655	0
	Losses	-2,601	-3,655	-62	0	0	-523	0	-929
	Net	-1,805	-3,565	216	64	62	-523	3,655	-929
2011/12	Gains	3,968	438	921	263	63	3,130	489	0
	Losses	-3,174	0	-63	-369	0	-1,794	-4,772	0
	Net	794	438	858	-106	63	1,336	-4,283	0
2012/13	Gains	450	259	332	0	0	0	209	0
	Losses	-3,149	0	-22	0	0	0	0	0
	Net	-2,699	259	310	0	0	0	209	0
2013/14	Gains	200	70	947	74	40	364	419	0
	Losses	-470	0	-170	-181	-56	-1,045	-62	-305
	Net	-270	70	777	-107	-16	-478	357	-305
2014/15	Gains	190	0	434	226	87	0	8	0
	Losses	-502	-574	-62	0	0	-368	0	0
	Net	-312	-574	372	226	87	-368	8	0
2015/16	Gains	43	36	988	158	30	109	515	0
	Losses	-1,130	0	0	0	0	-382	-237	0
	Net	-1,087	36	988	158	30	-273	278	0
2016/17	Gains	412	20	1,134	27	0	0	9	0
	Losses	-833	-217	-76	0	0	-97	-1,276	0
	Net	-421	-197	1,057	27	0	-97	-1,268	0
2017/18	Gains	417	266	1,274	225	0	281	51	0
	Losses	-1,287	-68	-433	-478	0	-2,041	-212	0
	Net	-870	198	842	-253	0	-1,761	-161	0
2018/19	Gains	262	320	158	43	81	0	163	0
	Losses	452	37	81	445	0	315	40	0
	Net	-190	283	77	-402	81	-315	123	0

Herne Bay Town Centre

Table C.7 Change in Floorspace in Herne Bay Town Centre

Year	Total amount of floorspace	A1	A2	A3	A4	A5	B1a	D1	D2
2010/11	Gains	47	0	0	0	0	63	13	0
	Losses	-215	0	0	0	0	-331	0	0
	Net	-168	0	0	0	0	-268	13	0
2011/12	Gains	0	0	87	0	0	0	0	785
	Losses	-195	-57	-1154	0	0	0	0	-1,692
	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	143	0	99	34	0	0	0	0
	Losses	-212	0	0	0	0	0	0	0
	Net	-69	0	99	34	0	0	0	0
2014/15	Gains	135	0	42	111	165	0	0	0
	Losses	-116	0	0	0	0	0	-132	0
	Net	19	0	42	111	165	0	-132	0
2015/16	Gains	0	15	31	87	170	0	0	0
	Losses	-278	0	0	0	0	0	-122	0
	Net	-278	15	31	87	170	0	-122	0
2016/17	Gains	1,587	89	142	0	0	0	0	50
	Losses	-254	-46	0	-206	0	0	-1,150	0
	Net	1,333	43	142	-206	0	0	-1,150	50
2017/18	Gains	26	0	0	0	0	0	0	19
	Losses	-36	-306	0	0	0	0	0	-730
	Net	-10	-306	0	0	0	0	0	-711
2018/19	Gains	6	0	240	0	0	42	0	0
	Losses	22	0	0	0	0	0	7	0
	Net	-16	0	240	0	0	42	-7	0

Whitstable Town Centre

Table C.8 Change in floorspace in Whitstable Town Centre

Year	Total amount of floorspace	A1	A2	A3	A4	A5	B1a	D1	D2
2010/11	Gains	161	0	132	0	0	224	145	0
	Losses	0	-67	0	0	-76	-515	0	0
	Net	161	-67	132	0	-76	-291	145	0
2011/12	Gains	126	90	330	1,206	59	0	0	0
	Losses	0	0	0	0	0	-142	-67	-1,206
	Net	126	90	330	1,206	59	-142	-67	-1,206
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	8	0	0	45	0	0	0	0
	Losses	-90	0	0	0	0	0	0	0
	Net	-82	0	0	45	0	0	0	0
2014/15	Gains	296	0	0	0	0	0	0	0
	Losses	0	0	0	0	0	0	0	0
	Net	296	0	0	0	0	0	0	0
2015/16	Gains	3	0	0	0	0	0	0	0
	Losses	0	0	0	0	0	0	0	0
	Net	3	0	0	0	0	0	0	0
2016/17	Gains	207	0	60	0	35	0	0	0
	Losses	-49	0	0	0	0	0	-45	0
	Net	158	0	60	0	35	0	-45	0
2017/18	Gains	363	85	445	0	0	0	0	0
	Losses	-909	-149	-21	-250	0	0	-71	0
	Net	-546	-64	424	-250	0	0	-71	0
2018/19	Gains	100	112	146	0	23	0	0	0
	Losses	34	0	0	112	0	128	0	0
	Net	66	112	146	-112	23	-128	0	0

Appendix D: Herne Bay Area Action Plan

Herne Bay Area Action Plan (HBAAP) was adopted in April 2010. It sits alongside the CDLP and contains several policies with indicators which can be monitored.

There are also two policies that are more general and do not have indicators, which are expected to be ongoing over the lifetime of the AAP.

- HB4- Additional development will be supported if in accordance with the objectives and policies of AAP; and
- HB9- Housing (such as residential over commercial will be supported subject to parking and design).

In the table below:

- Green- denotes that the mentioned indicator is complete;
- Orange- denotes that it is either underway, or evidence suggests that it will occur in the near future; and
- Red- denotes outstanding projects yet to commence. This is mainly the residential aspects of the opportunity sites or anything directly related to them where sites are progressing but there are unexpected delays, e.g. to buying properties which has led to a slight delay.

Table D.1 Progress of the Herne Bay Area Action Plan

Objective	Policy Summary	Indicators	Progress
A To deliver the redevelopment of three Opportunity Sites as catalysts for the regeneration of Herne Bay.	HB1- Central Development Area (CDA): <ul style="list-style-type: none"> ○ 70-80 units ○ 10,000-12,000 sq m retail ○ 1,000 sq m leisure ○ 50-1,000 health, Gateway, Offices (each) 	<ul style="list-style-type: none"> ● Appointment of development partner/s ● Planning Approval secured ● Construction/completions 	<ul style="list-style-type: none"> ● Co Plan appointed development partners ● Aldi supermarket constructed ● Herons Leisure Centre extension constructed ● Significant public realm improvements at Hanover Square/ Wimereux Square completed

Objective	Policy Summary	Indicators	Progress
	<ul style="list-style-type: none"> ○ HB2- Beach Street: 15-20 units ○ 400-600 retail ○ Pedestrian link to seafront ○ Demolition of 73 Central Parade 	<ul style="list-style-type: none"> ● Appointment of development partner/s ● Planning Approval secured ● Construction/completions 	<ul style="list-style-type: none"> ● Residential element could not be made viable within the (extended) timeframe of the Development Agreement. As a result it will not be delivered. ● Application has been submitted and is pending decision ● Phased for 2020/21
	<ul style="list-style-type: none"> ○ HB3- Bus Depot: 20-30 units ○ 2,500-3,00 sq m retail 	<ul style="list-style-type: none"> ● Appointment of development partner/s ● Planning Approval secured ● Construction/completions 	<ul style="list-style-type: none"> ● Bus Depot sold privately ● Full planning permission for 50 residential units and 900 sq m has been submitted ● Permission granted in June 2018 ● Phased for 2020/21
B To create a thriving and commercially successful town centre for the benefit of the town's residents and visitors.	<ul style="list-style-type: none"> ○ HB5- Retail Core: <ul style="list-style-type: none"> ○ Loss of retail will be resisted; ○ Retail development within opportunity areas should provide a range of unit types to meet need 	<ul style="list-style-type: none"> ● Planning approval for a range of new retail and commercial units within the town centre ● Quantity of new floorspace delivered within the retail core for retail uses A1-A5 	<ul style="list-style-type: none"> ● Ongoing over the lifetime of the AAP

Objective	Policy Summary	Indicators	Progress
	<p>HB14- Seafront business:</p> <ul style="list-style-type: none"> ○ Active ground floor uses for retail, restaurants and tourism will be supported ○ Losses will be opposed 		
C	<p>To provide recreational, leisure and community facilities in the town centre for residents and visitors</p> <p>HB10- Pier sports centre to be demolished and relocated to Herons Leisure centre and Herne Bay High School</p>	<ul style="list-style-type: none"> ● Planning approval for expansion of Herons Leisure centre ● Opening of Herons Extension 	<ul style="list-style-type: none"> ● Planning Approval March 2010 ● Completed and opened September 2011
	<p>HB13- Provision of a "Gateway" community facility</p>	<ul style="list-style-type: none"> ● Provision of a "Gateway" community facility 	<ul style="list-style-type: none"> ● No longer being pursued by KCC
D	<p>To enhance Herne Bay's Conservation Area and streetscape through design and comprehensive high quality public realm improvements</p> <p>HB7- Conservation area design</p> <ul style="list-style-type: none"> ○ Development should be high quality and reflect local distinctiveness ○ Townscape and historic context analysis required ○ Orientated to street <p>HB8- New developments should deliver overall public realm enhancements and meet a series of criteria</p>	<ul style="list-style-type: none"> ● Delivery of new coordinated high quality street furniture, surface materials and additional planting ● Public realm enhancements 	<ul style="list-style-type: none"> ● On going over the lifetime of the AAP ● CDA opportunity area has had major public realm improvements ● More improvements once opportunity sites have been developed

Objective	Policy Summary	Indicators	Progress
E	<p>To create an attractive sense of place with clear pedestrian and cycle routes linking the seafront, shopping and park</p> <p>HB19- Pedestrian linkages</p> <ul style="list-style-type: none"> ○ Improvements provided as part of CDA and Beach Street developments ○ Improved signage at the station ○ All proposals to accommodate requirements of pedestrians 	<ul style="list-style-type: none"> ● Provision of additional cycle routes ● Improvements to pedestrian routes including surface treatments and signage 	<ul style="list-style-type: none"> ● Ongoing over the lifetime of the AAP ● Significant public realm improvements delivered as part of CDA development ● Further improvements will come forward with the other opportunity areas
F	<p>To complete the national cycle routes that runs along the towns seafront and an extension to the High School</p> <p>HB18- Cycle Routes</p> <ul style="list-style-type: none"> ○ Provision of the "missing link" in the NCR1 (Oyster Trail) ○ A further cycle link to Herne Bay High School ○ Existing routes protected and enhanced. Cycle parking to be provided 	<ul style="list-style-type: none"> ● Completion of national cycle route along the seafront ● Completion of cycle route from the seafront to Herne Bay High School 	<ul style="list-style-type: none"> ● Ongoing over the lifetime of the AAP ● Oyster Trail completed 2012 ● Seafront to Herne Bay High School is not currently progressing
G	<p>To revive the town's Memorial Park with an attractive range of facilities and high quality landscape</p> <p>HB12- Proposals will be brought forward to improve Memorial Park</p>	<ul style="list-style-type: none"> ● Delivery of additional facilities and improvements to the landscape to the park 	<ul style="list-style-type: none"> ● Some improvements completed in 2010 including CCTV, sensory garden new play equipment and a kitchen garden ● Improvements to the tennis courts ● Centenary Fields improvements at Memorial Park

Objective	Policy Summary	Indicators	Progress
<p>H</p> <p>To protect overall levels of weekday parking facilities, to investigate increasing parking availability on Saturdays, and to improve vehicular movement through the town</p>	<p>HB6- Market relocation will be supported</p> <p>HB20- Overall levels of off-street parking will be safeguarded and opportunities for environmental improvements at car parks will be taken</p> <p>HB21- Transport assessments will be required for the identified development sites</p>	<ul style="list-style-type: none"> ● Relocation of the King's Road market to an on street location ● Undertaking further parking study ● Undertaking of studies of improve public transport services and interchanges and into improvements to vehicular movement following redevelopment of opportunity sites 	<ul style="list-style-type: none"> ● Market was moved from Beach Street to Mortimer Street ● William Street car park re-surfaced and re-organised with new pedestrian pathways and ANPR installed ● Camper Van bays created in Neptune car park ● Parking study undertaken in 2017 ● Ongoing work with opportunity areas and major sites to improve bus services to their sites
<p>I</p> <p>To improve the vibrancy and attractiveness of Herne Bay as a seaside tourist destination including the delivery of a revived and thriving pier</p>	<p>HB11- Options for the future of the Pier will be explored and an SPD/implementation Plan will be developed</p> <p>HB15- Visitor accommodation proposals will be supported along the seafront and within the town centre subject to scale and quality</p>	<ul style="list-style-type: none"> ● Production of initial scoping study of potential for linked developments, facilities and attractions along Herne Bay seafront ● Production of report of potential new leisure uses for the pier ● Delivery of additional activities linked developments, facilities and attractions along the seafront including the pier 	<ul style="list-style-type: none"> ● The Herne Bay Coastal Park from Hampton to Reculver achieved Queen Elizabeth status in 2012 ● Other seafront proposals include a trim trail, a new and expanded children's play area, enhancement of the flood protection and enhancement of the Herne Bay clock tower ● Published February 2010 ● Pier Trust is currently working on a business plan for the pier ● Conservation Area Consent granted for the demolition of the pier pavilion May 2011. Pier demolition took place between September 2011 to June 2012 ● Various small scale improvements and new attractions have been delivered on the Pier since demolition of the pavilion

Objective	Policy Summary	Indicators	Progress
J	<p>HB16- Beach and water sports facilities proposals will be supported subject to safety and impacts on EU sites</p> <p>HB17- Adverse impacts on EU or Ramsar sites will not be acceptable, and NE advice will be sought as appropriate</p>	<ul style="list-style-type: none"> Protection of protected marine environments Regular condition assessments of wildlife sites, bird habitats and inter-tidal conditions 	<ul style="list-style-type: none"> Improvements to lighting and electrics on the pier Ongoing over the lifetime of the plan
			<ul style="list-style-type: none"> Thanet and Sandwich Bay SPA Strategic Access Management and Monitoring Strategy has been set up Appropriate Assessments are completed when necessary

Appendix E: Green Infrastructure Strategy Action Plan

Green Infrastructure Strategy

The Green Infrastructure Strategy was adopted on 18 November 2018 so although it hasn't been adopted for an entire year yet an update on the progress of action plan this monitoring year is provided in the table below.

In the table below:

- Green- denotes that the mentioned project is complete;
- Orange- denotes that it is either underway, or evidence suggests that it will occur in the near future; and
- Red- denotes that the mentioned project has not currently started or that there has been a delay in implementation.

Table E.1 Progress of the Green Infrastructure Strategy

Project Name/ Description	Project Lead	Partners	Meets GIS Objectives	Timescale	Progress
Riverside Walk interpretation signage project	CCC	Canterbury Riverside Group	CC2, CC6 & CC12	2018/2019	Work progressing - a number of signs installed
St Mary de Castro grounds improvement	CCC	Friends of Dane John Gardens	CC6, CC7 & CC12	2018/2019	Work in progress
Chesfield Play Area refurbishment	CCC	Parish council	W4, W11 & W13	End of 2019	Completed in 2018
Herne Bay Coastal Park Improvements - Victorian sea shelter project	CCC	Local Community Group	HB8	Early 2019	Work in progress
Kingsmead Field Welcome and interpretation signage project	CCC	Friends of Kingsmead Field/ Canterbury Riverside Group	CC4, CC6 & CC12	2019	Interpretation signage completed
					Welcome signage in progress

Project Name/ Description	Project Lead	Partners	Meets GIS Objectives	Timescale	Progress
Riverside Walk Fingerpost signage improvements	CCC	Canterbury Riverside Group	CC2,CC6 & CC12	2019	To be progressed
Dane John Gardens Play area replacement	CCC	Historic England/ Friends of Dane John Gardens	CC9 & CC12	End of 2019	Timescales have postponed the end of 2020
Kingsmead Field tree planting and wildflower project	CCC	Friends of Kingsmead Field	CC2 & CC6	2019/2020	Completed in 2018/19
					Facilities, car park & amenity areas have been expanded and completed
Reculver Country Park expansion of facilities and camping provision	CCC	Natural England/ Historic England	HB10	End of 2020	Provision of glamping facility is progressing to schedule
Smoke free play areas project	CCC		CC9,CC12, W11,W13 & HB11	End of 2020	Ongoing to schedule
Expansion and improvement of Duncan Downs	CCC/ Developer	Friends of Duncan Down	W8	End of 2022	Progressing to schedule
Wraik Hill land enhancements	CCC	Heritage Lottery Fund	W1	End of 2021	To be progressed
Tankerton Football Club - provision of football pitch	CCC/ Tankerton Football Club	Football Association/ Football Foundation	W6, W9, W11, W13, W15, W17	Long term Phased up to 5 years	Work begun on site Progressing as phased
Crab & Winkle Whitstable Phase 1 extension of path to Old Bridge Road	CCC	Crab and Winkle Line trust	W7, W10, W12, W13, W17	By March 2019	Timescales have slipped but design work is ongoing and construction should be underway in Autumn 2019

Project Name/ Description	Project Lead	Partners	Meets GIS Objectives	Timescale	Progress
Riverside walking and cycle route, Canterbury phase 1: Asda to Vauxhall Avenue	CCC		CC6, CC7, CC12, CC17	By March 2019	Timescales have slipped but design work is ongoing and construction should be underway in Autumn 2019
A2990 Thanet Way – signed cycle route on Northern footway	CCC		W7, W13	By March 2019	Timescales have slipped but design work is ongoing and construction should be underway in Summer 2019
Crab and Winkle Way Whitstable Phase 2 extension of path to Railway Avenue	CCC	Crab and Winkle Line trust	W7, W10, W12, W13, W17	By March 2023	The extension is underway with a view to construction later in 2019
Canterbury to Herne Bay cycle route	Developers		HB7, HB8, HB14, HB15	By March 2023 and beyond	This is ongoing. Work to provide the A2990 cycle route will be carried out later this year

Appendix F: Housing Supply Statement

Housing Land Supply Statement 2018/19



Canterbury District Housing Land Supply Statement 2018/19

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Chapter 1: Introduction

- 1.1** This document sets out the approach taken by Canterbury City Council in calculating the housing land supply for the District. The housing supply presented covers both the forthcoming five year period and the Canterbury District Local Plan period (up to 2031). 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 in the next five years.
- 1.2** The housing land supply calculations are based on monitoring years (1st April - 31st March); this document reports on the monitoring year (1st April 2018 - 31st March 2019). The five year housing land supply position will therefore cover the period 1st April 2019 to 31st March 2024.
- 1.3** The calculation is based upon the annual housing requirement for the district established by the Canterbury District Local Plan (2017) of 16,000 dwellings over the period 2011 to 2031. The Canterbury District Local Plan set out that the annual housing requirement would be stepped to reflect the development strategy and strategic allocations. The stepped requirement is 500 dwellings per annum between 2011 - 16 and thereafter 900 dwellings per annum. The stepped approach therefore represents the current housing requirement for Canterbury District.
- 1.4** The Council is able to demonstrate a housing land supply of **6.79** years.

Chapter 2: The NPPF, PPG and the Housing Delivery Test

- 2.1** In July 2018 the Government published the revised National Planning Policy Framework (NPPF) and Housing Delivery Test (HDT) Rule Book. Updated sections of the National Planning Practice Guidance (PPG) were subsequently released in September 2018.
- 2.2** In combination the NPPF, HDT and PPG set out the national policy and procedure for producing a housing land supply as well as guidance for the approach councils need to take in assessing housing land supply. This Housing Land Supply Statement has been produced in accordance with the latest policy and guidance.
- 2.3** The NPPF (Paragraph 60) introduced the standard method of calculating local housing need (LHN) against which land supply should be assessed if a Local Plan is over five years old. The Canterbury District Local Plan was adopted in July 2017 and will not need to reflect the standard method for LHN for this monitoring year. The Government have signalled their intention to revise the standard method of calculating local housing need (LHN) and the Council will keep a watching brief on this.
- 2.4** Paragraph 73 of the NPPF sets out that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their adopted housing requirement and with an appropriate buffer added to ensure choice and competition in the housing market.
- 2.5** The NPPF defines "deliverable" and "developable" as set below:

Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

Developable: To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

- 2.6** The Council has assessed the deliverability of housing sites with regard to paragraph 67 of the revised NPPF 2018, its footnotes and definitions.
- 2.7** The PPG adds further detail to 'what constitutes a 'deliverable site' in the context of housing policy. (Paragraph: 007 Reference ID: 68-007-20190722)

What constitutes a ‘deliverable’ housing site in the context of plan-making and decision-taking?

2.8 *"In order to demonstrate 5 years' worth of deliverable housing sites, robust, up to date evidence needs to be available to support the preparation of strategic policies and planning decisions. [Annex 2 of the National Planning Policy Framework](#) defines a deliverable site. As well as sites which are considered to be deliverable in principle, this definition also sets out the sites which would require further evidence to be considered deliverable, namely those which:*

- *have outline planning permission for major development;*
- *are allocated in a development plan;*
- *have a grant of permission in principle; or*
- *are identified on a brownfield register.*

2.9 *Such evidence, to demonstrate deliverability, may include:*

- *current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;*
- *firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;*
- *firm progress with site assessment work; or*
- *clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects."*

2.10 The PPG sets out the level of information required within a Housing Land Supply Statement and what can be considered clear evidence required to demonstrate that housing completions will occur within 5 year period. Statement 1 sets out the requirements for what should be provided in the Housing Land Supply Statement and where this can be found within the document.

Statement 1

What information will annual reviews of 5 year land supply need to include?

Assessments need to be realistic and made publicly available in an accessible format as soon as they have been completed.	
What assessments will be expected to include	Where in the document this can be found
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of brownfield land registers, and where included in the 5 year housing land supply), information and clear evidence that there will be housing completions on site within 5 years	
Firm progress being made towards the submission of an application	Chapter 10: 'Site Commentary'
Written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates	Chapter 11: 'Statements of Common Ground'
The current planning status of sites, including on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions	Chapter 10: 'Site Commentary' Chapter 11: 'Statements of Common Ground'
Clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects	Chapter 10: 'Site Commentary'
Details of firm progress with site assessment work	Chapter 10: 'Site Commentary'
For sites with detailed planning permission, details of numbers of homes under construction and completed each year; and where delivery has either exceeded or not progressed as expected,	Chapter 10: 'Site Commentary'

Assessments need to be realistic and made publicly available in an accessible format as soon as they have been completed.

What assessments will be expected to include	Where in the document this can be found
a commentary indicating the reasons for acceleration or delays to commencement on site or effects on build out rates	
For small sites, details of their current planning status and record of completions and homes under construction by site	Chapter 8: 'Table 3 Extant Planning Permissions'
Permissions granted for windfall development by year and how this compares with the windfall allowance	Chapter 3: 'Methodology'
Details of demolitions and planned demolitions which will have an impact on net completions	Chapter 7: 'Table 2 Local Plan Allocations'
Total net completions from the plan base date by year (broken down into types of development e.g. affordable housing)	Chapter 4: 'Land Supply Calculation and Housing Delivery Test'
The 5 year land supply calculation clearly indicating buffers and shortfalls and the number of years of supply.	Chapter 4: 'Land Supply Calculation and Housing Delivery Test'

Table 2.1

Housing Delivery Test

- 2.11** As part of the revised NPPF the Government has introduced the Housing Delivery Test and published the Housing Delivery Test Rule Book. The Housing Delivery Test is an annual measurement of housing delivery and is a percentage measurement of the number of net homes delivered against the number of homes required, over a rolling three year period.
- 2.12** The Government published the first HDT measure results in February 2019, this confirmed that Canterbury District achieved a result of 117% for the 2017/18 monitoring year. It was anticipated that the Government would publish the 2018/19 HDT measure results in November 2019, however this has been delayed due to pre election publicity restrictions and it is unknown when they will be published.
- 2.13** The Council's assessment of its performance for the monitoring year 2018/19 against the Housing Delivery Test can be found in Chapter 4. Chapter 4: 'Land Supply Calculation and Housing Delivery Test'.

Chapter 3: Methodology

- 3.1** The Council's approach and methodology to calculating a five year housing land supply was considered in detail as part of the Local Plan examination. The Local Plan Inspector was satisfied that the methodology used by the Council is sound. During the examination of the Local Plan the Council presented the case that the development strategy and strategic allocations would have a slower delivery initially, though substantially higher levels of delivery over the later years of the Local Plan. It was accepted by the Inspector that any shortfall accrued in the early years of the plan should be addressed over the lifespan of the Plan, known as the Liverpool method.
- 3.2** The Council has taken the opportunity to review its methodology for housing land supply and has concluded its method remains sound.
- 3.3** The land supply consists of several components – extant planning permissions, Local Plan 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 the Local Plan where there is clear evidence that housing come forward for development; usually indicated by the landowner or developer. Windfall sites are sites which have not been specifically identified as available in the development plan process.
- 3.4** For the purposes of calculating housing land supply, housing completions includes newly built homes as well as conversions, changes of use, demolitions and redevelopments. Homes are classed as any self-contained permanent residential dwelling. 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.

Student Housing

- 3.5** The revised NPPF and national guidance makes it clear that all student accommodation, whether it consists of communal halls of residence or self-contained dwellings and whether it is on campus or not, are to be included within the land supply. Older person housing and other C2 Use Class accommodation is also included in the land supply with both self contained dwellings and communal accommodation with the appropriate ratio reported.
- 3.6** Student housing is required to be assessed for the HDT and for the purposes of housing land supply in slightly different ways and this is likely to cause some discrepancy between the level of completions recorded for each monitoring year under the HDT results and the published land supply. This is due to whether locally ⁽¹⁾or nationally

1 <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment#housing-delivery-5-year-land-supply>
Paragraph: 042 Reference ID: 3-042-20180913

⁽²⁾ set ratios have been applied to the number of student bedspaces in determining the level of housing stock freed into the local market. The Council will keep this position under review.

The Appropriate Buffer

3.7 Housing land supply calculations include a buffer, an additional supply of homes above that required for the next five years, to allow competition and flexibility within the housing market, whilst ensuring a sufficient number of homes come forward.

3.8 Paragraph 73 of the NPPF states

"Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years'worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a. 5% to ensure choice and competition in the market for land; or*
- b. 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market; or*
- c. 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planning supply."*

3.9 For the purposes of setting the appropriate buffer the Council, through the examination of the Local Plan and previous land supply statements, has presented evidence to demonstrate there has not been persistent under delivery in the District. When assessing against the last three years housing requirement the Council is able to demonstrate that there has not been persistent under delivery in line with the HDT and that the appropriate buffer to be added to the land supply calculation is 5%.

Windfall Allowance

3.10 Windfall sites are defined in the NPPF as 'Sites not specially identified in the development plan'. These can include small scale developments which are not allocated in the Local Plan which come forward and are granted planning permission. Windfalls can also be sites of a larger scale but to be considered windfall they should not be identified for development in the Local Plan.

3.11 The NPPF (paragraph 70) states that local planning authorities may include an allowance for windfall sites in the housing land year supply.

2 https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/722605/2017-2018_HFR_guidance.pdf

- 3.12** In Canterbury District windfalls have historically formed part of the land supply with past windfall rates of 49% and it is predicted that this will continue to be a future trend. At the Local Plan examination, the Council demonstrated a windfall allowance of 138 (dpa) dwellings per annum and only accounting for small sites (less than 5 units). No allowance was made for larger windfall sites.
- 3.13** The windfall allowance within the land supply is only included within years 4 and 5 of the five year land supply calculation in order to avoid double counting (as windfalls would already be accounted for within the extant permissions). Whilst a windfall allowance was agreed at 138 dpa, the Inspector noted that he considered this to be a conservative assumption. Accordingly he did not believe it was necessary to make an additional allowance for lapsed permissions.
- 3.14** The updated housing monitoring data continues to show higher than anticipated levels of small site windfall completions contributing to the district's housing supply, creating a further buffer in the process. In addition to the windfall allowance for small sites of 138 dpa the Council continues to approve large windfall sites to further bolster the supply. In light of the conservative windfall allowance and recent larger windfalls it remains the Council's position that the position on windfalls provides a sufficient buffer against non-delivery and that an additional lapse-rate is not necessary. It is not proposed to increase the allowance at this time, however, this will continue to be monitored.

Assessment of Phasing

- 3.15** The Council publishes annually its housing land supply assessment which demonstrates the number of dwellings expected to be built in each year of the Local Plan. During the production of this assessment the Council has had to reach a conclusion on whether housing sites, either those allocated for development in the Local Plan or with those with a planning permission can be considered deliverable and whether that will be within the next 5yrs.
- 3.16** The Council has assessed the deliverability of housing sites with due regard to paragraph 67 of the revised NPPF 2018, its footnotes and definitions. See Chapter 2: 'The NPPF, PPG and the Housing Delivery Test'.
- 3.17** During the examination of the Local Plan the Council anticipated that given the scale of projected completions that by rolling forward the five year period the supply position would be likely to improve. The Council anticipates that this trend will continue, given the nature of the phasing for the strategic sites with completions projected over long periods.
- 3.18** It is clear from the Local Plan Inspector's examination correspondence and proposed modifications that he was satisfied with the approach taken by the Council in respect of the sites included in its five year supply calculation, both in terms of its general methodology and the assumptions to housing supply especially in respect of the specific sites included in the trajectory. At the examination, the Inspector had the benefit of direct verbal and written representations from many of the land owners and agents progressing each of these sites.

- 3.19** Since the examination, the Council has produced Authority Monitoring Reports covering the 2015/16, 2016/17 and 2017/18 monitoring years, which updated the projected phasing of sites with input from developers and promoters.
- 3.20** The Council continues to be proactive in engaging with the development industry to review progress of housing delivery in the district. For this monitoring year the Council has taken the opportunity to review and improve its processes in assessing the deliverability of sites within the housing land supply to more accurately reflect the changes to the definitions of 'deliverable' and 'developable' contained within the revised NPPF.

Processes and Methodology

- 3.21** The Council undertakes the housing land supply monitoring following robust procedures and by using a variety of data sources, of which direct information from developers is just one. In summary, the housing land supply monitor involves the following steps:
- Continuous monitoring of the planning record database by:
 - updating the extant planning permission records as new applications are permitted, and
 - recording any known completions informed by Council Tax or Building Control records,
 - Compiling the list of sites (both extant permissions and allocations) which will require a site survey to establish progress towards completions, and
 - Undertaking a site visit to every single site from the compiled list, and
 - Emailing applicants/agents/housebuilders involved in sites (both extant permissions and allocations) with the pro-forma to gain direct information on expected completions. This is followed up with telephone calls to ensure a maximum response rate, and
 - Undertaking discussions with case officers and other internal officers to gain in-depth information on site specific issues and progress of any relevant planning applications, and
 - Maintaining ongoing dialog with stakeholders involved in housing delivery in the district.
- 3.22** The assessment of deliverability and phasing of sites is informed by the site surveys that are carried out each year. This seeks to update housing and phasing data with information obtained through site visits, Building Control records and Council Tax information. The Council undertakes engagement with developers of sites with planning permission and those allocated in the Local Plan on the expected phasing of their site.
- 3.23** In 2018 the Council produced its 'Phasing Methodology' document, found at Chapter 13: 'Appendix B', to help inform the annual assessment of when housing in the District can realistically be expected to be built. The Phasing Methodology sets out the

parameters and assumptions to be used when direct information cannot be obtained from the house builder/developer of the site and when the Council considers it prudent to 'sense check' information.

- 3.24** To develop the phasing methodology, the Council established a Housing Delivery Group comprising developers, agents, house builders, SME house builders, affordable housing providers and utilities providers. A 'Housing Delivery Workshop' was held at the council offices on the 15th June 2018. One of the aims of the workshop was to identify any barriers to housing delivery and to gain first-hand experience of lead-in times in the current housing market. The attendees were asked to participate in an exercise designed to draw out local information and current experiences of lead-in times for different types of housing sites in the district. Following the workshop an online survey was sent to the attendees to gain further comments. The information gained at the workshop and the follow up survey have been used to inform the Council's Phasing Methodology (Chapter 13: 'Appendix B') which sets out how the Council intends to predict and phase housing sites within the land supply.
- 3.25** The information gathered at the workshop and subsequent engagement has been used to develop a more detailed pro-forma for developers and site promoters to set out information relevant to how their site is predicted to come forward. The pro-forma can be found at Chapter 12: 'Appendix A'.
- 3.26** The completed pro-formas returned from developers and house builders provide direct information on particular sites which have then been 'sense checked' against known delays and the assumptions on lead-in times and build out rates set out in the Phasing Methodology. The 'sense checking' process has also been informed by discussions with case officers and infrastructure/transport officers who have detailed knowledge of the individual sites.
- 3.27** This 'sense checking' led to some changes in the predicated phasing of some sites and the confirmation of the Council's assumptions on others. The Council in its phasing of sites has taken an extremely cautious approach with any known delays factored into the assumptions. Therefore the trajectory and phasing of sites is based on up-to-date information directly from those involved in housing delivery and is considered robust.
- 3.28** In producing this assessment of housing land supply the Council has reviewed the assumptions and parameters around lead-in times and build out rates contained in the Phasing Methodology and found them to remain appropriate. The Council will continue to monitor the progress of housing sites closely and keep its Phasing Methodology assumptions under review.

Chapter 4: Land Supply Calculation and Housing Delivery Test

- 4.1** The housing land supply is made up of sites with planning permission, strategic sites and other allocations where there is clear evidence of delivery in the five year period and the windfall allowance. The components of housing land supply are set out in Table 4.1

Components of 5yr Housing Land Supply	Five Year Total Housing Units
Strategic Sites and Other Housing Allocations (inc PA) HIA	3,992
Planning Permissions HIA	1,341
Small Site Windfall Calculation	276
Students	664
Care homes	250

Table 4.1

- 4.2** Applying the methodology as set out in this housing land supply statement, Table 4.2 demonstrates an updated 5 year housing land supply position.

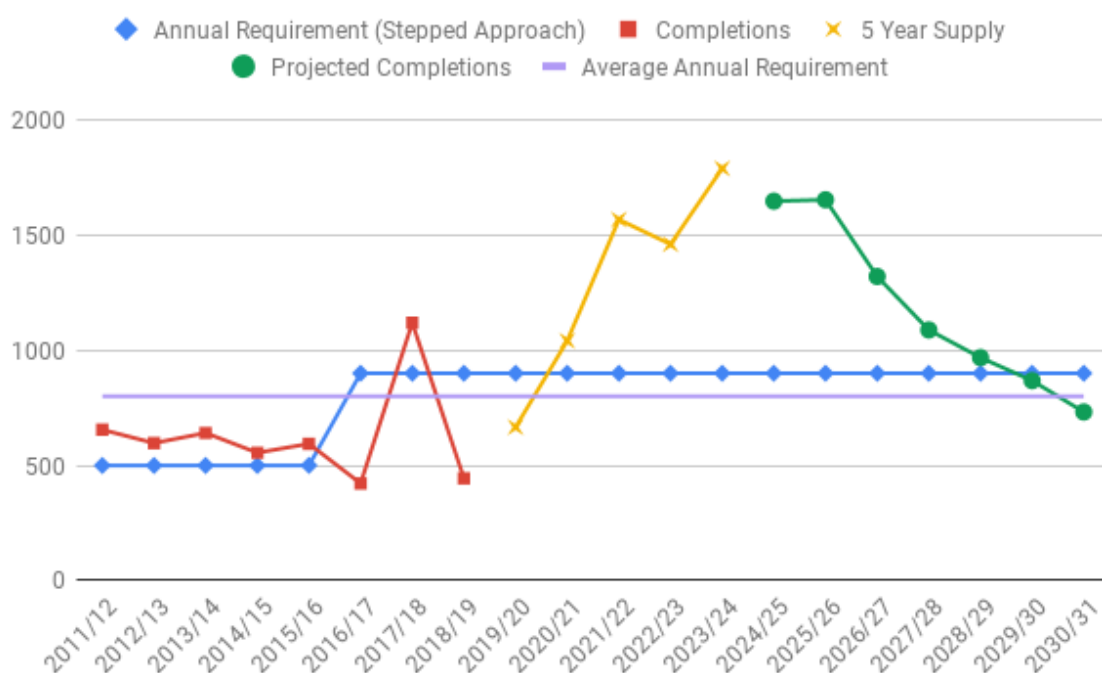
4.3 The Council considers there is a housing land supply of 6.79 years which equates to a surplus of 1,722 units over the 5 year period.

Local Plan 2017 requirement 2011-31	16,000
Total Completions from 01/04/11 to 31/03/18	4,582
Completions from 01/04/18 to 31/03/19	405
Student comps from 01/04/18 to 31/03/19	7
Care comps from 01/04/18 to 31/03/19	32
Residual requirement	10,974
Number of units required 2019-2031 (remaining 12 years) pa	914
5 year residual requirement (5x PA Requirement)	4,572
5% buffer (equals 5 year residual x5%)	229
Residual requirement + 5 % buffer	4,801
annual requirement including any shortfall + 5% buffer	960
5 year supply 01/04/19 to 31/03/2024	
Strategic and other new allocations	3,992
Planning permissions	1,341
Windfall allowance of 138 units pa	276
Students	664
Care homes	250
Total 5 year supply	6,523
District wide 5 year supply	6.79

Table 4.2 5yr Housing Land Supply Calculation

4.4 Picture 4.1 shows the housing land supply trajectory. The trajectory shows the

- Stepped requirement of the Canterbury District local Plan in blue, and
- Completions for each monitoring year since the base date of the Local Plan (2011/12 - 2018/19) in red, and
- The 5yr land supply in yellow, and
- Projected completions for each monitoring year to the end date of the Local Plan (2030/31) in green.



Picture 4.1

4.5 Table 4.3 sets out the breakdown of completions since the base date of the Local Plan to this monitoring year (2011/12 - 2018/19). As previously stated the completions presented here accord with national guidance (PPG) regarding the approach to student and other communal or self contained specialist accommodation. The figure therefore may not reflect those published by MHCLG in the Housing Reconciliation Flows; therefore bedspaces have had the appropriated ratio applied and figures rounded up. All figures are net completions.

Monitoring Year	Residential Dwelling Completions	Student Accommodation Completions	Care Home and Other Specialist Completions	Total Completions
2011/12	624	15	16	655
2012/13	524	105	-32	597

Monitoring Year	Residential Dwelling Completions	Student Accommodation Completions	Care Home and Other Specialist Completions	Total Completions
2013/14	475	156	10	641
2014/15	285	237	32	555
2015/16	296	275	23	594
2016/17	417	40	-35	422
2017/18	446	679	-6	1,119
2018/19	405	7	32	444

Table 4.3

Housing Delivery Test (HDT)

- 4.6** The Housing Delivery Test is an annual measurement of housing delivery in the area of relevant plan-making authorities. The Government was expected to publish the first HDT results in November 2018 however this has been delayed due to pre election publicity restrictions. At the time of publishing this document the HDT measurement had not been published by Government.
- 4.7** The HDT is a percentage measurement of the number of net homes delivered against the number of homes required over a rolling three year period. The number of homes required over the last three year period, under the transitional arrangements⁽³⁾, are as follows
- 4.8** The Council, using its monitoring data, predicts that the HDT measurement result will be 87%. Therefore the Council will not be subject to the application of the presumption of sustainable development and the appropriate buffer remains 5%. The Council will produce an action plan which will build on the existing work on delivery issues being undertaken.

3 https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728523/HDT_Measurement_Rule_Book.pdf

Chapter 5: Conclusion

- 5.1** This Housing Land Supply Statement sets out the land supply position for Canterbury District for the monitoring year (1st April 2018 - 31st March 2019). The Council has taken a thorough yet cautious approach to the assessment of deliverability of sites within the land supply based on the latest NPPF and national guidance. The Council remains proactive in its engagement with the development industry to ensure the assessment is robust .
- 5.2** The Council is able to demonstrate a housing land supply of **6.79 years**.

Chapter 6: Table 1 Supply Summary

Summary Table of Housing Land Supply

Components of Housing Land Supply with care homes and students	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)	251	470	736	1,054	1,481	1,392	1,445	1,182	950	830	760	594	11,145
Planning Permissions HIA	277	391	309	194	170	117	70	0	0	0	0	0	1,528
Small Site Windfall Calculation				138	138	138	138	138	138	138	138	138	1,242
Student Application	81	142	441	0	0	0	0	0	0	0	0	0	664
Care homes	57	38	81	74	0	0	0	0	0	0	0	0	250
Total	666	1,041	1,567	1,460	1,789	1,647	1,653	1,320	1,088	968	898	732	14,829

Table 6.1 Components of Land Supply

Chapter 7: Table 2 Local Plan Allocations

7.1 Strategic and Housing Allocations

	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Phasing 2028/29	Phasing 2029/30	Phasing 2030/31	No of units phased beyond 2030/31	Total No. Units
Site 1 Land at South Canterbury			100	150	300	300	300	300	300	300	300	300	1050	4,000
Site 2 Broad Oak - Northern Section		55	75	75	75	75	75	29					0	456
Site 2 Land At Sturry - Southern Section			30	50	80	80	80	80	80	80	80	60	0	700
Site 3 (A) Land at Hillborough, Herne Bay - Largest Phase TW				50	50	65	80	80	100	130	130	130	85	900
Site 3 (B) Land at Hillborough, Herne Bay - Phase 2 KW				20	55	55	50						0	180
Site 3 (C) Land at Hillborough, Herne Bay - Phase 3 AE					20	40	55	55					0	170
Site 4 Land at Herne Bay Golf Course, Herne Bay (CA1500844)			58	80	71								0	209
Site 4 Land at Herne Bay Golf Course, Herne Bay (Phase 1B) (CA1602131)	88												0	88

	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Phasing 2028/29	Phasing 2029/30	Phasing 2030/31	No of units phased beyond 2030/31	Total No. Units
Site 4 Land at Herne Bay Golf Course, Herne Bay (Phase 4) (CA1701296)		80	22										0	102
Site 5 Land at Strode Farm, Herne Bay (CA1502782)			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					0	300
Site 7 North of Thanet Way, Whitstable (CA1501296)			85	106	106	52	51						0	400
Site 8 Land North of Hersden				80	80	80	110	120	110	110	110		0	800
Site 9 Land at Howe Barracks, Canterbury (CA1401230)					50	79							0	129
Site 9 Land at Howe Barracks, Canterbury Phase 1 (CA1700193)	85	86											0	171
Site 9 Land at Howe Barracks, Canterbury, Phase 2			85	80	35								0	200
Site 10 Land at Ridlands Farm and Langton Field, Canterbury						50	50	50	50	50	60		0	310

	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Phasing 2028/29	Phasing 2029/30	Phasing 2030/31	No of units phased beyond 2030/31	Total No. Units
Site 11 A Land at Cockerling Farm, Thanington (CA1501479)					130	120	90	80	80	40			0	540
Site 11 A Land at Cockerling Farm, Thanington (Phase 1 Pentland) (CA1702719)		50	60	100									0	210
Site 11 B Cockerling Road Thanington (CA1700519)				50	60	70	75	75	70				0	400
Site 12 Land South of Ridgeway (Grasmere pasture) Chestfield					70	70	70	60	30				0	300
St Martin's Hospital, Canterbury					55	55	54						0	164
Land at Bullockstone Road, Herne Bay							50	50	50	40			0	190
Spires, Land at Bredlands Lane, Sturry (CA1302349)	30	20											0	50
Barham Court Farm, Barham		10	15										0	25
Land at Baker's Lane, Chartham (CA1800915)	18												0	18
Kingsmead Field (CA1800970)		16											0	16

	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Phasing 2028/29	Phasing 2029/30	Phasing 2030/31	No of units phased beyond 2030/31	Total No. Units
HB Golf Driving range Greenhill (SHLAA 12)							20	20					0	40
Land adjacent to Herne Bay Golf Driving range Greenhill (SHLAA 199)							20	20					0	40
Land adjacent to Cranmer and Aspinall Close, Bekebourne (SHLAA 171) (CA1601975)		7	8										0	15
Land to rear of 51 Rough Common Road, Rough Common adj to existing allocation (SHLAA 78)*						12							0	12
CA481 Adj Canterbury West Station, Canterbury			20										0	20
CA480 Kingsmead depot, Canterbury (CA1702092)		63	63	63									0	189
CA282 St Johns Lane Employment Exch, Canterbury												24	0	24
CA482 Canterbury East Station (North Side) Car Park						24							0	24

	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Phasing 2028/29	Phasing 2029/30	Phasing 2030/31	No of units phased beyond 2030/31	Total No. Units
CA278 Northgate Car Park, Canterbury					21								0	21
CA507 Castle Street Car Park, Canterbury							54						0	54
CA503 BT Car Park, Upper Chantry Lane, Canterbury								20					0	20
CA477 Holmans Meadow Car Park, Canterbury						20							0	20
CA043B Rosemary Lane Car Park, Canterbury			20										0	20
CA554 8-12 Pilgrims Way, Canterbury (CA1602159)	10												0	10
CA488 Land East of White Horse Lane, Canterbury					10								0	10
CA347 Ivy Lane North, Canterbury						10							0	10
CA281 Hawks Lane, Canterbury							9						0	9
CA047 St Radigund's Place, Canterbury							7						0	7
CA479 Car Park adj Registry Office,	12												0	12

	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Phasing 2028/29	Phasing 2029/30	Phasing 2030/31	No of units phased beyond 2030/31	Total No. Units
Canterbury (CA1601429)														
CA286 St John's Lane Car Park, Canterbury						5							0	5
CA340 Garage Site, Kings Road, Herne Bay					43								0	43
CA491 Herne Bay Station, Land at			15	20									0	35
HB2 Beach Street (Herne Bay Area Action Plan), Herne Bay		33											0	33
CA375/HB3 Herne Bay Bus Depot, Herne Bay (CA1702055)		50											0	50
CA530 Ladysmith Grove (UCS Site W17), Land at							15	16					0	31
CA524 Tankerton Rd car park & (garage - CA/03/0364), Whitstable					17								0	17
CA308 124 & adjoining Middle Wall, Whitstable					7								0	7

	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing 2025/26	Phasing 2026/27	Phasing 2027/28	Phasing 2028/29	Phasing 2029/30	Phasing 2030/31	No of units phased beyond 2030/31	Total No. Units
CA309 Sea Street (Green's Warehouse), Whitstable (CA1600375)	8												0	8
CA559 Rough Common Rd, Rough Common					16								0	16
Total	251	470	736	1,054	1,481	1,392	1,445	1,182	950	830	760	594	1,485	12,630

Table 7.1 Strategic and Housing Allocations

Chapter 8: Table 3 Extant Planning Permissions

Extant Planning Permissions

Permitted Application Number	Postal address	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing beyond 2023/24 (Yr 6)
CA1200564	Freshfields Westcourt Lane, Woolage Green, Canterbury		1				
CA1300195	Herne Bay Court, Canterbury Road, Herne Bay		35	35	30	30	27
CA1400535	Polo Farm Sports Club, Littlebourne Road, Canterbury	1					
CA1401125	159 Ashford Road, Canterbury		1				
CA1401771	Land at Belmont Road, Whitstable	5	5				
CA1402452	27-28 Burgate, Canterbury	2					
CA1402565	16 Grafton Rise, Herne Bay	2					
CA1500102	68 Old Dover Road, Canterbury,	-1					
CA1500183	Buildings 1-7 Former St. Mildreds Tannery, Stour Street, Canterbury	27					
CA1500410	Land adjacent to 10 Cogans Terrace, Canterbury	1					
CA1500560	Land adj Taringa, Church Lane, Seasalter, Whitstable	2		2			
CA1500683	Larkey Woods Farm, Cockering Road, Chartham		5	5			
CA1501565	47-49 Sea Street, Herne Bay		2				
CA1501572	Builders Yard, Tile Kiln Hill, Blean.			1	3		
CA1501794	2 Chapel Street, Herne Bay	1					
CA1501848	Whitstable Post Office, Gladstone Road, Whitstable	6	6				
CA1501951	Land adjacent to 9 Florence Avenue, Whitstable	1					
CA1502025	Land Rear of 37 Northgate, Canterbury	3					

Permitted Application Number	Postal address	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing beyond 2023/24 (Yr 6)
CA1502150	3 Laxton Way, Chestfield	1					
CA1502248	54 Sea View Road, Herne Bay		1				
CA1502374	13A Monastery Street, Canterbury		2	2			
CA1502488	Penny Lodge, Tower Hill, Whitstable		1				
CA1502576	Taringa, Church Lane, Seasalter, Whitstable	4					
CA1502629	The Oaks, Radfall Road, Chestfield	1					
CA1502655	Land adjacent to 80 Albany Drive, Herne Bay	1					
CA1502753	Land at Chapel Row, Herne	1					
CA1502763	23 Stanley Road, Herne Bay,	1					
CA1600216	30 Fitzroy Road, Whitstable		1				
CA1600222	Old Brewery Business Centre, 75 Stour Street, Canterbury		5				
CA1600361	Blue Anchor Stores, Faversham Road, Seasalter, Whitstable		2				
CA1600404	Hoplands Farm, Island Road, Hersden, Westbere				24	50	
CA1600413	Land at Hollow Lane, Canterbury	9	1				
CA1600513	153 Mortimer Street, Herne Bay	2					
CA1600526	30 Harkness Drive, Canterbury	-1	1				
CA1600573	Stodmarsh Enterprise Centre, Under Trees Farm, Undertrees Farm Road, Wickhambreaux		1				
CA1600586	Former Oil Depot, Union Road, Bridge		2	2			
CA1600595	Topsails, 6 Clifford Road, Whitstable	1					

Permitted Application Number	Postal address	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing beyond 2023/24 (Yr 6)
CA1600609	53 Dargate Road, Yorkletts, Whitstable,	-1	2				
CA1600634	Land Rear of 33 West Cliff, Whitstable		1				
CA1600665	6 Teynham Road, Whitstable	8					
CA1600673	Land to the south of Island Road (A28), former Chislet Colliery, Hersden, Westbere			30	90	90	160
CA1600762	Land at Regency Place, Canterbury	1					
CA1600788	26 Daytona Way, Herne Bay	1					
CA1600823	27 Hazlemere Road, Seasalter, Whitstable	1					
CA1600890	Honey Cottage, 8 Honey Hill, Blean	-1	1				
CA1600902	Land Adjacent to 105 Margate Road, Herne	1					
CA1600920	St Aubins, 60 Sturry Hill, Sturry	1					
CA1601080	62 London Road, Canterbury	1					
CA1601081	9 Link Road, Tyler Hill, Hackington	-1					
CA1601168	11 Durham Close, Canterbury	1					
CA1601304	13 Castle Road, Whitstable	1					
CA1601337	First & Second Floors, 140 High Street, Herne Bay		3				
CA1601346	Northgate House, 115-120 Northgate, Canterbury		14	10			
CA1601502	Land adjoining Goose Farm, Shalloak Road, Broad Oak, Canterbury		5	5			
CA1601604	5 High Street, Whitstable		2	4			
CA1601610	6 St David's Close, Whitstable		1				
CA1601631	78 Fitzroy Road, Whitstable		2				

Permitted Application Number	Postal address	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing beyond 2023/24 (Yr 6)
CA1601836	Stonecrop, Hoath Road, Sturry	1					
CA1601844	10 Upper Bridge Street, Canterbury		8				
CA1601868	21 St Georges Terrace, Herne Bay	-1	7				
CA1601909	31 Douglas Road, Herne Bay	-1					
CA1601960	Land adjacent to 54 Northgate, Canterbury,		4				
CA1601981	The Barn, St Peters Place, Canterbury	1					
CA1602055	8b-11 North Lane, Canterbury		2	5			
CA1602165	Workshop between 3 & 5 Bartlett Drive, Whitstable		1				
CA1602197	226A and 226B Tankerton Road, Whitstable	-3	5				
CA1602291	10 Chestnut Avenue, Blean	1					
CA1602396	19 Gordon Road, Canterbury	1					
CA1602426	64-65 Central Parade, Herne Bay		12				
CA1602432	35 Station Road, Herne Bay	1					
CA1602457	Fairview Poultry Farm, Marley Lane, Hoath	1					
CA1602527	Land adjacent the Old Coal Yard, Belmont Road, Whitstable		2				
CA1602555	28-30 St Peters Street, Canterbury		22				
CA1602559	Whiteacre Barn, Whiteacre Lane, Waltham		1				
CA1602593	Land Adjacent 10 Hunton Gardens, Canterbury	1					
CA1602596	9 West Cliff Gardens, Herne Bay		1				
CA1602777	Land Adjacent to 62 Cromwell Road, Whitstable	1					

Permitted Application Number	Postal address	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing beyond 2023/24 (Yr 6)
CA1602820	The Malthouse, Malthouse Road, Canterbury			6			
CA1602880	Land Adjacent Castleton Cottage, North Stream, Marshside, Chislet	1					
CA1602903	3 Queens Avenue, Canterbury		1				
CA1602915	Land at Sweechgate, Broad Oak, Sturry		3	3			
CA1602931	Days Yard, Shaftesbury Road, Whitstable	8	9				
CA1700032	109-109A Sea Street, Herne Bay	3					
CA1700033	11 Gainsborough Drive, Herne Bay	-1	2				
CA1700137	Land at the List, Jubilee Road, Littlebourne	4					
CA1700144	45 Argyle Road, Whitstable		1				
CA1700306	122 Bingley Court, Canterbury	-1					
CA1700394	Land Adjoining 16 Chapel Lane, Blean		1				
CA1700459	Eddinton Lee, Underdown Lane, Herne Bay		3				
CA1700490	Merville, Allan Road, Seasalter, Whitstable	0					
CA1700496	60 Pier Avenue, Herne Bay		1				
CA1700498	Mount Joy, Glen Walk, Whitstable	1					
CA1700575	Church Farm, School Lane, Hoath		3				
CA1700639	Dene Farm, Manns Hill, Bossingham, Upper Hardres		3				
CA1700682	Belmont Yard, Belmont Road, Whitstable	5	5				
CA1700695	Stanley House, Chartham Downs Road, Chartham		1	2			

Permitted Application Number	Postal address	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing beyond 2023/24 (Yr 6)
CA1700728	Land Adjacent to Merville, Allan Road, Seasalter	1					
CA1700768	Badgers Mount, 1 Conyngham Lane, Bridge		-1	1			
CA1700800	11 Dover Street, Canterbury	7					
CA1700809	Arter Brothers, Eagle Motor Works, Old Dover Road, Barham		5	5			
CA1700825	Nethersole Cottage, The Street, Womensworld	1					
CA1700829	Hoods Place, 64 The Street, Kingston		1				
CA1700909	15 Harbour Street, Whitstable		1				
CA1700917	Land Adjoining 20 Rochester Avenue, Canterbury		1				
CA1700939	Crow Park Farm, Molehill Road, Chestfield	2					
CA1700956	Land Adjacent to 44A St Mary's Grove, Seasalter, Whitstable		1				
CA1700960	3 Sea View Square, Herne Bay	-1					
CA1701030	2A Vulcan Close, Whitstable		1				
CA1701146	99-101 High Street, Whitstable		0				
CA1701147	118 Joy Lane, Whitstable		1				
CA1701222	Land adjacent to 29 Joy Lane, Whitstable		1				
CA1701284	98 Central Parade, Herne Bay		2				
CA1701319	Adisham Baptist Church, The Street, Adisham		1				
CA1701343	Hillside Cottage, Wood Hill, Canterbury		-1	2			
CA1701376	4 St Annes Road, Whitstable			-1	1		
CA1701391	Builders Yard and, 14 Ivy Lane, Canterbury		3	3			

Permitted Application Number	Postal address	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing beyond 2023/24 (Yr 6)
CA1701420	The Annexe, Old Ruttington Lane/Havelock Street, Canterbury		4				
CA1701512	140 Reculver Road, Herne Bay		1				
CA1701521	Land adjacent to 64 Warwick Road, Canterbury			8			
CA1701528	Sunnybank, Iffin Lane, Canterbury	1					
CA1701551	Site of the former Sturry Road Social Club, East Street, Canterbury		5	5			
CA1701562	32-33 Watling Street, Canterbury	1					
CA1701611	28 Reculver Drive, Herne Bay	1					
CA1701632	St Benedict Nursing Home, 22-23 St George's Terrace, Herne Bay		5	5			
CA1701696	Whitstable and Seasalter Golf Club, Collingwood Road, Whitstable	2					
CA1701747	9 Bicknor Close, Canterbury	1					
CA1701766	Land to east of The Chapel, Godfrey Gardens, Chartham		2				
CA1701793	44 Ridgeway Road, Herne	1					
CA1701869	Woodside, Iffin Lane, Thanington	1					
CA1701880	Mead Manor, Chapel Lane, Broad Oak, Sturry		1				
CA1701899	83 Tankerton Road, Whitstable	2					
CA1701918	33 Fleetwood Avenue, Herne Bay		1				
CA1701924	Bigbury Hollow, Pilgrims Lane, Harbledown	1					
CA1701946	129 Beltinge Road, Herne Bay	1					
CA1701958	60 Borstal Hill, Whitstable		1				

Permitted Application Number	Postal address	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing beyond 2023/24 (Yr 6)
CA1702017	41 Central Parade, Herne Bay	14					
CA1702044	The Warehouse, Sea Street, Whitstable		1				
CA1702072	7 Hoath Farm, Bekesbourne Lane, Canterbury		2				
CA1702085	38 High Street, Whitstable		1				
CA1702100	Land at Homeside Farmhouse, The Street, Bossingham, Upper Hardres		1				
CA1702123	The Vicarage, 23 High Street, Bridge		1				
CA1702183	Farnham House, Merton Lane, Lower Hardres		-1	1			
CA1702189	Rear of 19 Wincheap, Canterbury		1				
CA1702240	Sydney House, Derringstone Hill, Barham	1					
CA1702333	208 Tankerton Road, Whitstable		1				
CA1702343	High Rews, Canterbury Road, Herne Common, Herne		1				
CA1702393	Land adjacent to Southease, Derringstone Hill, Barham		1				
CA1702459	11 Preston Parade, Seasalter, Whitstable	1					
CA1702479	5 Sea Street, Whitstable		1				
CA1702513	Land Adjacent to 34 Puffin Road, Herne Bay			20	20		
CA1702560	Two Acres, Harges Court Road, Canterbury		-1	5			
CA1702651	Land south of The Golden Lion, Mayton Lane, Broad Oak	1					
CA1702672	Land at 73 Middle Wall, Whitstable		1				
CA1702675	Land adjoining 65 Sea Street, Herne Bay		1				

Permitted Application Number	Postal address	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing beyond 2023/24 (Yr 6)
CA1702713	Hoplands Farm, Island Road, Westbere, CT3 4HQ	2					
CA1702728	Land rear of Hollydene, Staines Hill, Canterbury	1					
CA1702777	Rear of 40 Dargate Road, Yorkletts, Whitstable			1			
CA1702801	Highlands, Hackington Close, Canterbury		-1	2			
CA1702857	2 Miller Avenue, Canterbury		1				
CA1702892	Land to rear of 163 Ashford Road, Thanington			1			
CA1702897	Land at 87 Greenhill Road, Herne Bay	1					
CA1702903	3 Queens Road, Whitstable	1					
CA1702904	19 High Street, Herne Bay		-1	2			
CA1702913	Hoplands Farm, Island Road, Westbere	50	50	50	26		
CA1800053	Land to rear of 85-99 Cornwallis Circle, Whitstable		1				
CA1800116	128-130 Sea Street, Herne Bay		1	2			
CA1800128	Chaucer House, 15 The Friars, Canterbury		1				
CA1800151	7 Whitstable Road, Blean		1				
CA1800181	The Pastures, Hoath Road, Sturry		1				
CA1800192	2 Alvis Avenue, Herne Bay	-1	1				
CA1800214	250 Wincheap, Canterbury		1				
CA1800236	4 Coopers Court, Ropersole Farm, Womenswold,		1				
CA1800282	1-9 Kings Road, Herne Bay			9			
CA1800312	10 Clover Rise, Whitstable		-1	2			
CA1800315	Under Trees Farm Barn, Under Trees Farm, Undertrees Farm Road, Wickhambreaux			1			

Permitted Application Number	Postal address	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing beyond 2023/24 (Yr 6)
CA1800384	Land adjoining Linden Lea, 2 Blean Common, Blean			1			
CA1800387	Little Puxton Farm, Puxton Farm Road, Wickhambreaux	1					
CA1800436	21 Wincheap, Canterbury		1				
CA1800438	7-9 Ethelbert Road, Canterbury	-1	5	5			
CA1800466	107A Tankerton Road, Whitstable			4			
CA1800478	85 Island Road, Sturry		1				
CA1800481	Herne Bay Post Office, Endeavour House, 5 Cavendish Road, Herne Bay		7				
CA1800484	The Retreat and Beach Cottage, Seasalter Beach, Whitstable		-1				
CA1800538	45 St Peters Street, Canterbury	2					
CA1800541	43 Preston Parade, Seasalter, Whitstable	1					
CA1800566	Mill Farm, Radfall Road, Chestfield		2				
CA1800576	Scruffy Duck, 10 William Street		10	10			
CA1800598	Dockers Field Farm, Pean Hill, Blean		2	2			
CA1800608	Trejina, 63 Grimshill Road, Whitstable	2					
CA1800616	Land adjoining The Old Forge, Church Lane, Kingston			1			
CA1800715	38 Grasmere Road, Chestfield		1				
CA1800761	Durleigh, 1 The Circus, Herne Bay			1			
CA1800774	Polo Farm, Littlebourne Road, Canterbury	4					
CA1800777	13 Orchard Street, Canterbury		-1				

Permitted Application Number	Postal address	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing beyond 2023/24 (Yr 6)
CA1800848	2 Foxgrove Road, Whitstable	1					
CA1800860	Former Rogers Garage, 36 High Street, Bridge	1	2				
CA1800913	Rose Cottage, Rayham Road, Whitstable		1				
CA1800941	28 New House Close, Thanington		-1	2			
CA1800972	3 Bridge Down, Bridge		1				
CA1800977	120 Joy Lane, Whitstable	1	1				
CA1800983	139, 139A, 139B & 139C Tankerton Road, Whitstable		-1	7			
CA1800990	17 St Mary's Grove, Seasalter, Whitstable	1					
CA1801014	Land at Cherry Drive, Canterbury			1			
CA1801041	Running Water, Wingate Hill, Harbledown		1				
CA1801044	42 Marine Crescent, Whitstable		-1	1			
CA1801054	The Grey Bungalow, Valley Road, Barham	1					
CA1801061	8 Chestnut Avenue, Blean			1			
CA1801078	Broadway Green Farm, Broadway, Canterbury		1				
CA1801090	19 St Thomas Hill, Canterbury	1					
CA1801102	Land At, The Retreat, London Road, Upper Harbledown			2			
CA1801108	Hoplads Farm, Island Road, Hersden, Westbere		1				
CA1801116	122 Millstrood Road, Whitstable	1					
CA1801119	32 Woodlawn Street, Whitstable	0					
CA1801154	Land rear of 35 Joy Lane, Whitstable		1				

Permitted Application Number	Postal address	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing beyond 2023/24 (Yr 6)
CA1801177	Land at 9 Whitelocks Close, Kingston			1			
CA1801201	Court Lodge Farm, Church Lane, Petham		5				
CA1801225	San Pol, Meadow Drive, Chestfield	1					
CA1801234	Marsh House, St Peter's Road, Whitstable		-3	7			
CA1801249	Land to the rear of 43-47 Chapel Lane, Blean	1					
CA1801251	Land at 100 The Broadway, Herne Bay	1					
CA1801252	36 Preston Parade, Seasalter, Whitstable	1					
CA1801283	6 Filmer Road, Bridge	1					
CA1801328	Farncombe, Manns Hill, Bossingham, Upper Hardres		-1	1			
CA1801390	Sheepcourt Farm, Duckpit Road, Waltham	1					
CA1801423	82-84 Chrysler Avenue, Herne Bay	1					
CA1801492	Highland House Retirement Home, Littlebourne Road, Canterbury		-1				
CA1801530	Land at The List, Jubilee Road, Littlebourne	1					
CA1801587	Boarded House Farm, Canterbury Road, Herne Common, Herne	1					
CA1801607	Ivy House, Maypole Road, Hoath			1			
CA1801688	1 Arran Mews, Canterbury			1			
CA1801689	Bobbin Lodge Farm, Bobbin Lodge Hill, Chartham		1	2			
CA1801709	1 Daytona Way, Herne Bay	1					
CA1801791	Land adj to 8 Margate Road, Herne		1				

Permitted Application Number	Postal address	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing beyond 2023/24 (Yr 6)
CA1801810	The Paddock, Highstreet Road, Hernehill, Whitstable			1			
CA1801833	Wayford, Sweechbridge Road, Herne Bay	6					
CA1801858	Land to the rear of 173 and 175 Ashford Road, Thanington			1			
CA1801863	Barton Field Farm Bungalow, Wingham Road, Ickham		-1	1			
CA1801887	23 Pound Lane, Canterbury		-1	2			
CA1801889	55 Herne Bay Road, Whitstable	2					
CA1801896	Land Adj 18, Clifford Road, Whitstable			1			
CA1801941	Land rear of 12 Gorse Lane, Herne		2				
CA1801998	B1 Building, Farthings Wood Rise, Calcott Hill, Sturry		1				
CA1802032	3 Sussex Walk, Canterbury		-1	2			
CA1802035	Land off The Hill and Jubilee Road, Littlebourne	38	49				
CA1802087	Land adjacent to 8 Ash Crescent, Sturry			2			
CA1802149	109 Chestfield Road, Chestfield		-1	1			
CA1802153	8 Tankerton Road, Whitstable		-1	1			
CA1802192	Land adjacent to 2 - 2D, Vulcan Close, Whitstable	1	2				
CA1802273	1 Surrey Road, Canterbury		2				
CA1802326	12 Jayne Walk, Whitstable			1			
CA1802334	10 High Street, Sturry		1				
CA1802347	8 Cockerling Road, Thanington		-1	2			
CA1802390	1 Raymond Avenue, Canterbury		-1	2			

Permitted Application Number	Postal address	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing beyond 2023/24 (Yr 6)
CA1802402	11 Valkyrie Avenue, Whitstable	1					
CA1802475	2 Bekesbourne Lane, Littlebourne		2	2			
CA1802482	28 Hazlemere Road, Seasalter, Whitstable	1					
CA1802486	25 Joy Lane, Whitstable	1					
CA1802488	Augustine House, Beech Avenue, Chartham			1			
CA1802500	8 and 9 Wave Crest, Whitstable	1					
CA1802548	Land adjacent to 18 Princess Close, Whitstable	1					
CA1802570	280 Faversham Road, Seasalter, Whitstable	0					
CA1900041	12 North Lane, Canterbury			1			
CA1900117	62 Chestfield Road, Chestfield			1			
Total		277	391	309	194	170	187

Chapter 9: Table 4: C2 Planning Permissions

Student Accommodation Planning Permissions

Permitted Application Number	Postal address	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing beyond 2023/24 (Yr 6)
CA1500102	68 Old Dover Road, Canterbury, CT1 3DF		26				
CA1502333	Tyler Court, land rear of 121A Sturry Road, Canterbury		2				
CA1600220	51 Hackington Road, Tyler Hill, Hackington	1					
CA1600986	5-5A Rhodaus Town, Canterbury, CT1 2RJ			153			
CA1602276	St John Stone House, 41 St Thomas Hill, Canterbury, CT2 8HW	3					
CA1602771	Rear of 29 and 30, Oaten Hill, Canterbury		6				
CA1700518	16 Starle Close, Canterbury		-6				
CA1700648	57-61 Military Road, Canterbury		80				
CA1700853	28-30 St Peters Street, Canterbury			120			
CA1701156	66 New Dover Road, Canterbury	15					
CA1701263	190 Wincheap, Canterbury	28					
CA1701420	The Annexe, Old Ruttington Lane/Havelock Street, Canterbury	21					
CA1701743	2 Woodland Way, Blean	15					
CA1702092	Canterbury Riverside, Kingsmead Road and Sturry Road, Canterbury		39	56			
CA1702339	Theatre House, 4-6 Orange Street, Canterbury		4				

Permitted Application Number	Postal address	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing beyond 2023/24 (Yr 6)
CA1800620	Franciscan International Study Centre, Giles Lane, Blean		-9	112			
CA1802273	1 Surrey Road, Canterbury	-2					
Total		81	142	441	0	0	0

Care Home Planning Permissions

Permitted Application Number	Postal address	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing beyond 2023/24 (Yr 6)
CA1501479	Land off Cockerling Road, Thanington				17		
CA1600426	Beacon Hill Lodge Nursing Home, 18 Beacon Hill	20					
CA1602097	The Old Farmhouse Residential Home, 48 Hollow Lane		2				
CA1602119	High Meadow Nursing Home, 126-128 Old Dover Road		1				
CA1602715	Land at Herne Bay Golf Course, Thanet Way A2990, Herne	37					
CA1700465	Estuary View Business Park, Boorman Way, Whitstable			56	57		
CA1700518	16 Starle Close, Canterbury		6				
CA1701154	Barham House, The Street, Barham		4				
CA1701632	St Benedict Nursing Home, 22-23 St George's Terrace, Herne Bay		-14				
CA1702034	Redwells, Stodmarsh Road, Canterbury		2				
CA1800490	Land at Cockerling Road, Thanington		36				

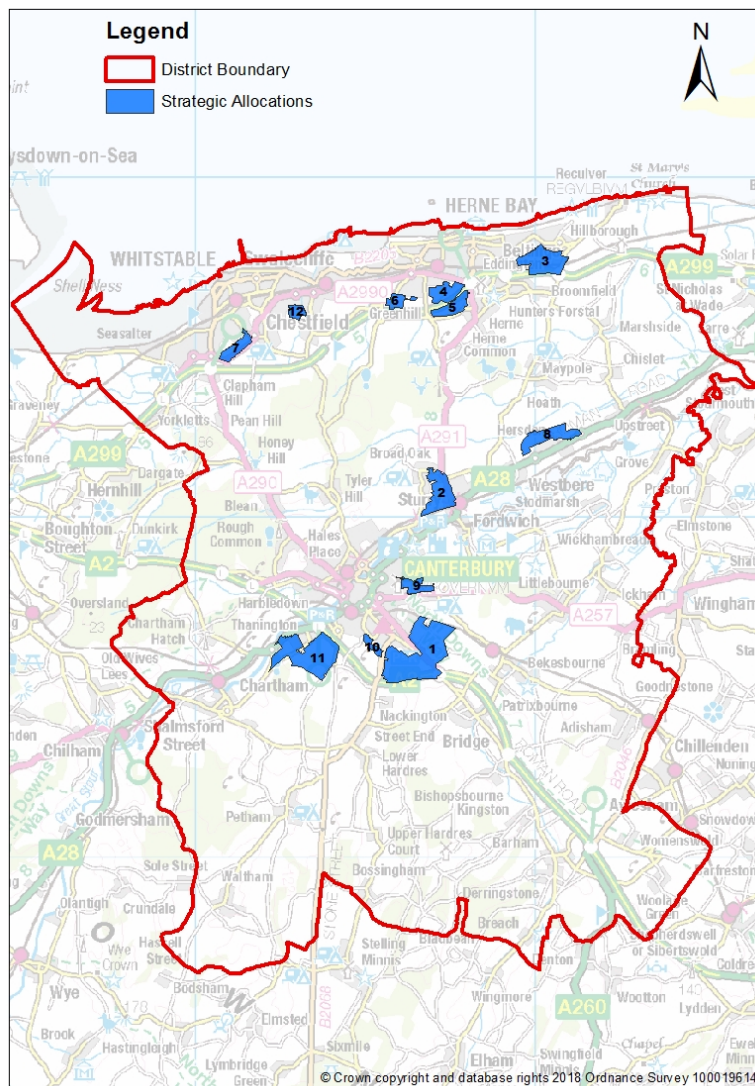
Permitted Application Number	Postal address	Phasing 2019/20	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing beyond 2023/24 (Yr 6)
CA1801492	Highland House Retirement Home, Littlebourne Road, Canterbury			22			
CA1801933	The Old Farmhouse Residential Home, 48 Hollow Lane, Canterbury			3			
CA1801942	The Chase, 53 Ethelbert Road, Canterbury		2				
Total		57	38	81	74	0	0

Chapter 10: Site Commentary

- 10.1** This chapter of the Housing Land Supply Statement sets out the progress towards delivery being made by the strategic development site allocations within the Canterbury District Local Plan. In line with the national guidance, this section examines the sites with planning permission and provides information on the numbers of homes under construction and completed each year; and whether delivery has progressed as expected, as well as commentary indicating the reasons for any acceleration or delays or any factors affecting build out rates.
- 10.2** The information presented on the Strategic Sites (both those allocated or with an outline permission) provides clear evidence that there will be housing completions on site within the 5 yr period, including current planning status, timescales and progress towards detailed permission as well as affordable housing provision as all these factors can effect lead-in times and build out rates.

Strategic Sites

- 10.3** The twelve Strategic Sites were allocated in Policy SP3 of the Canterbury District Local Plan and this section provides an update on progress.
- 10.4** This includes what type of permissions have been determined or are under consideration, and what work has happened on site. An assessment of deliverability is included for each site which details whether direct information on the sites phasing was obtained, information from discussions with case officers and whether this was been checked against the Phasing Methodology.



Map 10.1 Strategic Sites in the District

Site 1: South Canterbury

10.5 In March 2016 a hybrid planning application was submitted for the South Canterbury site for up to 4,000 dwellings comprising:

- Detailed proposals for 140 dwellings.
- Outline application for up to 3,860 additional dwellings with all matters reserved except access.

10.6 The Council in 2016 resolved to approve the application subject to completion of a S106 legal agreement. Work on the S106 is at an advanced stage and significant progress on the detail of the application has been made since the resolution. An

addendum to the ES and updated air quality assessment has been submitted this year and has been assessed by the council. Negotiations have resolved a number of issues, such as education contributions, up-to-date air quality mitigation measures. Discussions over water quality are ongoing and this has affected the determination period expected for the application. It is anticipated that when the permission is issued this will enable the detailed element of 140 dwellings to progress swiftly.

Post monitoring year update

A legal challenge to the application has been resolved, with a decision dated 1st July 2019 issued from the Supreme Court refusing to hear the appeal. It is anticipated that permission will be issued imminently with a provisional committee date of February.

- 10.7** The developer of the site is part of the Housing Delivery Group and is engaged in discussions on delivery with the Council including signing-off the Phasing Methodology. The developer has provided direct information on the anticipated phasing. Face to face meetings with the case officers have highlighted the site specific issues and delay around the legal challenge. The submitted phasing has been reviewed and sense checked against the Phasing Methodology. This had lead to the conclusion that the phasing needs to adequately reflected the slippage caused by the legal challenge and the remaining water quality discussions. This is balanced by the hybrid nature of the permission which means 140 dwellings will be consented. The Council considers that a robust and cautious approach has been applied to the phasing and the site does not form part of the five year supply.
- 10.8** The developer has confirmed that Reserved Matters applications will be submitted in succession over 10+ year's for housing parcels, infrastructure, landscape, community buildings. The developer has confirmed that currently two house builders are involved and upto 6 outlets are expected. One developer (Corinthian) will be delivering a high end innovative housing product which will increase rates of delivery. The developer has confirmed there will be four strategic phases of c1000 dwellings each, broken down into sub-phases/serviced housing parcels of various sizes according to market demand and speed in infrastructure investment. The site will be a multi outlet operation and therefore significant build-out rates are expected.

Site 2: Land at Sturry/ Broad Oak

- 10.9** The allocation has been split into two parcels:

- The Northern Section - This is the smaller section of the site and a hybrid application comprising: a detailed element for 456 residential dwellings (402 houses and 54 flats) was submitted in May 2018 and it is currently being considered.
- The Southern Section - An Outline application was registered in July 2017 and proposes the construction of 650 dwellings and it is currently being considered.

10.10 The Southern section includes part of the Sturry Relief Road. In respect of the highway infrastructure associated with this development, the Council does not consider this to be a constraint to the development proceeding in line with the predicted phasing and discussions with the Highway Authority are at an advanced stage and ongoing. There is an agreement through Heads of Terms with KCC highways that the funding can come forward hand in hand with the development and housing can be delivered prior to the highway works. Further assessment work has taken place in 2019 to establish the level of development that might come forward in advance of the roads completion.

10.11 In June 2016 Kent County Council secured LEP funding of £5.9m towards the relief road, with the funding condition on the works taking place in 2021 or before. Kent County Council in 2017 consulted on the route and details of the relief road and planning applications for both sections of the road were lodged earlier this year. It is anticipated the permission for the road will be granted by Kent County Council by early 2020 to align with the granting of permission for the two parts of the allocation.

10.12 Heads of Terms were agreed and signed by those sites reliant upon the relief road and Kent County Council, as highway authority, to ensure the necessary funding would be in place when the works are scheduled to take place. Funding towards the relief road has already been secured via S106 on dependant sites such as Herne Bay Golf Course (250k). Additionally the following unallocated sites have Section 106's that facilitate forward funding to assist with keeping the scheme on programme Hoplands Farm (£1.2m) as well as the Colliery Site (£3.6 m).

10.13 Northern Section - The developer of the site is part of the Housing Delivery Group and is engaged in discussions on delivery with the Council including signing-off the Phasing Methodology and has provided direct information on anticipated phasing. Face to face meetings with the case officers have highlighted the site specific issues. The submitted phasing has been reviewed and sense checked against the Phasing Methodology. There are confirmed housebuilders (Barratt and David Wilson Homes) with direct information that the site will operate with two outlets simultaneously, this will increase build out rates. The hybrid application was submitted in May 2018 and will give full consent to the residential element.

10.14 Southern Section - The developer of the site is part of the Housing Delivery Group and is engaged in discussions on delivery with the Council including signing-off the Phasing Methodology. The developer of the site is engaged in discussions on site specific viability and highway issues with the Council. Face to face meetings with the case

officer have highlighted the site specific issues and the discussions around phasing. The application is linked to secured road funding which will ensure housing delivery is in tandem with the Sturry Relief Road.

Post monitoring year update

Additional viability assessments have been reviewed by the Council and progress has been made towards a provision committee date of February where both applications would be considered. This would gain the allocation outline and detailed consent allowing the site to progress within the 5yr period.

Site 3: Land at Hillborough, Herne Bay

10.15 The site has been divided into three parcels of land.

- Site 3 (A) is the largest parcel and is being progressed by Taylor Wimpey - A hybrid application on the largest parcel is currently being considered. The application is for a mixed use development comprising detailed proposals for 193 dwellings.
- Site 3 (B) is the second parcel and is being progressed by Kitewood - An outline application for 180 dwellings was submitted in April 2019 and is currently being considered.
- Site 3 (C) is the third parcel and is being progressed by AE Estates a local SME. It is anticipated 170 dwellings will be delivered on this parcel of the site.

The developers for all three parcels are part of the Housing Delivery Group and are engaged in discussions on delivery with the Council including signing-off the Phasing Methodology.

The developer of 3(A) has provided direct information on anticipated phasing. Face to face meetings with the case officers have highlighted the site specific issues. The submitted phasing has been reviewed and sense checked against the Phasing Methodology. The largest parcel is being progressed by Taylor Wimpey as freehold owners of the site. This removes any delays to lead in times caused by land transfer. The application under consideration includes detailed permission for 193 dwelling with outline consent being sought for up to 900 units, this is a significant number of units and will result in delivery over a number of years. A phasing plan has been submitted. The largest parcel will also be delivering flatted and care home development which will result in a peak in completions in certain years, this is reflected in the phasing. The hybrid application will give full consent to the residential elements; however the progress of application has taken longer than anticipated due to the complex nature and transport issues around the access road, upon which the two other parcels rely on. This had lead to the conclusion that the phasing should reflect the slippage caused by the complexity and transport matters. It is anticipated that the permission will be issued in early 2020 with a provisional committee dates being negotiated for February. It is therefore anticipated delivery will occur in the five year period.

The developer of 3(B) has provided direct information on anticipated phasing. Direct information confirms that it is anticipated the second and third parcels will come forward shortly after and will deliver completions simultaneously, therefore the site will have multiple outlets operating at the same time with increased build out rates to reflect this. Face to face meetings with the case officers have highlighted the site specific issues and delay around the access road reliance. The application was also submitted later than previously anticipated. The submitted phasing has been reviewed and sense checked against the Phasing Methodology. This had lead to the conclusion that the phasing should reflect the slippage caused by the transport matters. It is anticipated delivery will occur in the five year period.

The developer of 3(C) has provided direct information on anticipated phasing. Face to face meetings with the case officers have highlighted the site specific issues and delay around the access road reliance. The submitted phasing has been reviewed and sense checked against the Phasing Methodology. This had lead to the conclusion that the phasing should reflect the slippage caused by the transport matters. It is anticipated delivery will occur in the five year period.

To account for the delays caused by transport matters the Council now anticipates initial completions will be 6-12months later than previously anticipated and as a cautious approach anticipates recording completions in 2021/22 rather than 2020/21. This gives sufficient flexibility for discharging conditions, site preparation and gaining consent on any other potential phases.

Site 4: Land at Herne Bay Golf Course, Herne Bay

10.16A hybrid application for a mixed use development at Herne Bay golf course was granted in September 2015. Three subsequent reserved matters applications have been approved and pre-application discussions are underway for the remaining phases.

10.17This site recorded first completions (92 dwellings) in the 2017/18 AMR. This year site surveys have recorded the following; 56 completions and 97 dwellings under construction.

10.18The developer of the site is part of the Housing Delivery Group and is engaged in discussions on delivery with the Council including signing-off the Phasing Methodology and has provided direct information on anticipated phasing. Face to face meetings with the case officers have highlighted the site specific issues. The submitted phasing has been reviewed and sense checked against the Phasing Methodology. The site has delivered 148 completions to date monitoring year with a further 97 under construction at the time of site surveys, delivery and build-out rates are above those expected. This can be accounted for by a number of factors a) a dedicated case officer and focused S106 process, b) a succession of reserved matters c) the housebuilder (Redrow) providing two different products simultaneously which had the effect of two outlets operating on site. Discussions with the developer confirm this practise will continue and that high build out rates will continue; this is reflected in the phasing.

10.19The full element of the application comprises of:

- 113 residential units, including affordable housing;

- A Sports Hub

10.20 The outline element of the application comprises of:

- 459 residential units, including affordable housing;
- 60 bed care home, doctors surgery and public house.

10.21 Progress on site to date is set out below.

Phase	Date	Other Information
Registration of hybrid planning application	May 2015	CA//15/00844- 113 Dwellings in FUL and 459 in OUT
Decision notice issued	24/09/2015	Granted Planning Permission
Registration of variation of hybrid application	February 2016	CA//16/00378- Phase 1A varying the 113 dwellings permitted in CA//15/00844 to 109 dwellings (changing the affordable housing split)
Variation of hybrid application decision notice issued	14/10/2016	Granted Planning Permission
Registration of reserved matters	October 2016	CA//16/02131- Phase 1B for 156 dwellings
Reserved matters decision notice issued	20/12/2017	Granted Planning Permission
Registration of reserved matters	June 2017	Phase 4 for 102 dwellings
Reserved matters decision notice issued	November 2018	Decision notice issued
Registration of full application for the care home aspect	November 2016	
Full application for the care home aspect decision notice issued	16/03/2017	66 bed care home
Section 106, or other planning obligations agreed or signed	September 2015	
Work on site commenced (including demolition)	October 2016	
Dwelling completions	148 out of 568	
Care home completion	March 2018	under construction
Other completions (such as doctors surgery and retail)		Stage not yet reached.

Table 10.1 Progress of Site 4: Land at Herne Bay Golf Course

Phase	Affordable Units	Total Dwellings on site	Percentage Affordable	Number of Affordable Units Handed over to a Registered Provider ⁽⁴⁾
1a	33	109	30%	21
1b	47	156	30%	Transfer stage not yet reached

Table 10.2 Amount of Affordable Units for each Phase

Site 5: Land at Strode Farm, Herne Bay

10.22A Hybrid application was registered in 2016. The application was then subject to an appeal where consent was granted in August 2018. There was an unsuccessful challenge to the appeal decision and therefore the 2018 consent grants an outline element for up to 800 dwellings. The phasing reflects the effect the appeal and challenge have had on the progress of the site.

10.23The developer of the site is part of the Housing Delivery Group and is engaged in discussions on delivery with the Council including signing-off the Phasing Methodology and has provided direct information on anticipated phasing. Face to face meetings with the case officers have highlighted the site specific issues. The submitted phasing has been reviewed and sense checked against the Phasing Methodology. To account for the delays caused by the appeal process the Council now considers initial completions will be later than previously anticipated and as a cautious approach anticipates recording completions in 2021/22 rather than 2020/21. This gives sufficient flexibility for discharging conditions and site preparation.

10.24The appeal process has caused unexpected delays and this has been reflected in the phasing. Work towards discharging the pre-commencement conditions is expected to take place rapidly and negotiations with the delivery partner are underway.

10.25The site, along with Herne Bay Golf Course and Hillborough, secures funding for the Herne Bay Relief Road (Bullockstone Road Improvement Scheme). This was subject to public consultation in May 2019 and a planning application is expected imminently. Part of the road scheme is directly provided by the site in the form of a spine road and discussions with the highway authority are underway.

A Statement of Common Ground has been agreed which confirms the developers' delivery intentions and anticipated start and build-out rates.

⁴ This could be less than the dwelling completions as affordable units are only counted as complete once they are handed to a registered provider. This could happen at a delayed rate compared to physical completion

Site 6: Land at Greenhill, Herne Bay

10.26 An Outline application was registered in January 2018 and it is currently being considered. The planning application is for a mixed use development including up to 450 dwellings with detailed proposals for the change of use of agricultural land to outdoor sports playing pitches. It is anticipated that consent will be granted in the monitoring year 2019/2020.

10.27 The developer of the site is part of the Housing Delivery Group and is engaged in discussions on delivery with the Council including signing-off the Phasing Methodology and has provided direct information on anticipated phasing. Face to face meetings with the case officers have highlighted the site specific issues. The submitted phasing has been reviewed and sense checked against the Phasing Methodology. The developer has confirmed that the site will operate with two outlets delivering different housing products and tenures; this has increased the expected build-out rate. The developer has also confirmed their intention to progress both sites within their ownership at the same time due to their close proximity to each other and potential for shared resources.

A Statement of Common Ground has been agreed which confirms the developers' delivery intentions and anticipated start and build-out rates.

Site 7: North of the Thanet Way, Whitstable

10.28 An outline application was granted planning permission in 2016 for 400 residential units along with a signed S106 agreement. During the monitoring year 2017/18 there were significant work towards preparing an application and discharge of pre-commencement conditions. A reserved matters application for Phase 1 comprising 138 dwellings and associated works and infrastructure was granted in November 2019.

Phase	Date	Other Information
Registration of planning application outline	June 2015	
Decision notice issued	26/10/2016	
Registration of reserved matters	August 2018	
Reserved matters decision notice issued	Nov 2019	Non material amendment application determined Oct 2018
Registration of discharge of conditions	May 2018	Discharge of conditions have been submitted and allowed, this date indicates the most recent
Discharge of conditions decision notice issued	July 2018	
Section 106, or other planning obligations agreed or signed	October 2016	
Work on site commenced		Stage not yet reached
Dwelling completions		Stage not yet reached

Phase	Date	Other Information
Other completions (employment/infrastructure ect.)		Stage not yet reached

Table 10.3 Progress of Site 7: North of the Thanet Way

- 10.29** The developer of the site is part of the Housing Delivery Group and is engaged in discussions on delivery with the Council including signing-off the Phasing Methodology and has provided direct information on anticipated phasing. Face to face meetings with the case officers have highlighted the site specific issues.
- 10.30** The developer has confirmed a RP housebuilder (Hyde) is secured and that work on further phases will begin this year. The confirmed housebuilder is a Homes England strategic partner and there will be accelerated delivery as well as increased affordable provision. It is therefore anticipated that build out rates will be increased.
- 10.31** The submitted phasing has been reviewed and sense checked against the Phasing Methodology. In addition a Phasing plan has been submitted as part of outline conditions discharge demonstrating the anticipated delivery and size of each phase. The reserved matters application for 138 dwellings was granted in November. The application was submitted later than previously anticipated and therefore the Council is considering adjusting the phasing as a cautious approach with initial completions in 2021/22.
- 10.32** A Statement of Common Ground has been agreed which confirms the developers' delivery intentions and anticipated start and build-out rates.

Site 8: Land North of Hersden

- 10.33** Pre-application discussions are at an advanced stage and the developer has confirmed they intend to submit a hybrid application and that the site will be broken into four phases.
- 10.34** The site is being progressed by Persimmon Homes. During 2018/19 discussions with the developer have taken place. It is anticipated this will lead to a hybrid application being submitted early 2020 and a EIA scoping application is already under consideration. The developer of the site is part of the Housing Delivery Group and is engaged in discussions on delivery with the Council including signing-off the Phasing Methodology and has provided direct information on anticipated phasing. Face to face meetings with the case officers have highlighted the site specific issues. The submitted phasing has been reviewed and sense checked against the Phasing Methodology. The Council considers the submitted direct information was overly ambitious and through the Statement of Common Ground has agreed to phase the site differently; anticipating first completions in 2022/23.
- 10.35** A Statement of Common Ground has been agreed which confirms the developers' delivery intentions and anticipated start and build-out rates.

Site 9: Land at Howe Barracks, Canterbury

10.36 A hybrid application was granted for a residential led development in December 2015.

10.37 The full aspect of the application is to change the use of the retained buildings (Gymnasium, Chapel and Small Arms Trainer) to community uses of use class D1 and D2.

10.38 The outline element of the application is for:

- 500 residential units, including affordable housing;

10.39 The site was under construction during site surveys, including the significant demolition of the barrack buildings. The significant progress of on-site works means that completions have been recorded in this year. This year site surveys have recorded the following; 13 completions and 44 dwellings significantly under construction and a further 93 with slabs and footings in place.

10.40 The developer of the site is engaged in discussion around delivery with the Council, including consultation on the Phasing Methodology, and has provided direct information on anticipated phasing. Face to face meetings with the case officers have highlighted the site specific issues. The submitted phasing has been reviewed and sense checked against the Phasing Methodology.

10.41 The site is to be developed by a single housebuilder (Taylor Wimpey) and a number of successive reserved matters applications are in place to ensure a continuous supply over the lifetime of the site. There are to be a range of sizes of units and tenures, including over 30% affordable homes delivered which supports the level of build rates phased. Based on the number of dwellings under construction build-out rates will be above those expected. This can be accounted for by a number of factors a) a dedicated case officer and focused S106 process, b) a succession of reserved matters c) the housebuilder and RP providing two different products simultaneously which had the effect of two outlets operating on site. This practise and high build out rates is expected to continue; this is reflected in the phasing.

Phase	Date	Other Information
Registration of hybrid planning application	July 2014	CA/14/01230
Decision notice issued	15/12/2015	Granted Planning Permission
Registration of reserved matters	February 2017	CA/17/00193- Phase 1- 171 dwellings
Reserved matters decision notice issued	03/08/2017	Granted Planning Permission
Registration of reserved matters	April 2017	CA/17/00821- New distributor road connecting A257 (Littlebourne Road) with Chaucer Road

Phase	Date	Other Information
Reserved matters decision notice issued	19/07/2017	Granted Planning Permission
Section 106, or other planning obligations agreed or signed	December 2015	
Work on site commenced (including demolition)	2017	
Dwelling completions	13 in 2018/19	significant completions expected 2019/20

Table 10.4 Progress of Site 9: Land at Howe Barracks

Phase	Affordable Units	Total Dwellings on site	Percentage Affordable	Number of Affordable Units Complete
1	45	171	26%	Stage not yet reached

Table 10.5 Affordable Units for each granted Phase

Site 10: Land at Ridlands Farm and Langton Field, Canterbury

10.42 The site is owned by Canterbury City Council, jointly with others, and its delivery is linked to Site 1 Land at South Canterbury. Face to face meetings with the council officers have highlighted the site specific issues. The submitted phasing has been reviewed and sense checked against the Phasing Methodology. The Council has taken a cautious approach and the phasing reflects the relationship between Site 1 and Site 10 with completions not expected within the 5yr period.

Site 11: Land at Cocking Farm, Thanington

10.43 This allocation has been split into 2 parcels:

10.44 Parcel A- The larger section has an outline planning permission granted in 2016 for a mixed use development comprising of 750 residential units, including affordable housing, 30 bed Pilgrims Hospice and 60 bed nursing home; Employment floorspace; Primary school; and Westbound slip road on the A2. Reserved matters for Phase 1 for 269 dwellings was approved in June 2018.

10.45 Parcel B- The smaller section has an outline planning application for 400 dwellings which was granted in November 2018.

10.46 Parcel A

10.47 The developer of the site is part of the Housing Delivery Group and is engaged in discussions on delivery with the Council including signing-off the Phasing Methodology and has provided direct information on anticipated phasing. Face to face meetings with the case officers have highlighted the site specific issues. The submitted phasing has been reviewed and sense checked against the Phasing Methodology. A phasing

plan has been submitted. Since the outline consent a reserved matters application has been submitted for 296 dwellings and approved in June 2018. The outline consent is for a significant number of units and will result in delivery over a number of years. A phasing plan has been submitted including over 30% affordable homes to be delivered which supports the build rates phased. An affordable housing provider (Moat) is involved in delivery on the site.

10.48 During 2017/18 significant work towards progressing the site and discharge of pre-commencement conditions were undertaken. The developer has confirmed reserved matters applications will be submitted in 2021/22 for 2 phases. The developer has confirmed there will be 2 outlets operating at the site. Highways England and Homes England funding is secured to release a 4th arm roundabout in Thanington. Utilities infrastructure is underway. Direct information confirms that the site will have multiple outlets operating at the same time with increased build out rates to reflect this.

10.49 There has been a judicial review which was rejected by the High Court. The Council considers there will be no slippage for Parcel A as to when initial completions could be expected. The developer has commenced on phase 1 under an existing reserved matters approval. The judicial review is over a Section 73 application. The developer remains confident that completions can be delivered in early 2020.

10.50A Statement of Common Ground has been agreed which confirms the developers' delivery intentions and anticipated start and build-out rates.

Phase	Date	Other Information
Registration of outline planning application	July 2015	CA/15/01479
Decision notice issued	13/07/2016	Planning Permission Granted
Registration of reserved matters	March 2018	CA/17/02719- Phase 1 including 269 dwellings, commercial and leisure facilities
Reserved matters decision notice issued	June 2018	Planning Permission Granted June 2018
Section 106, or other planning obligations agreed or signed	July 2016	
Work on site commenced	March 2019	Expected to commence Summer/ Autumn 2018
Dwelling completions	Expected 2019/20	Stage not yet reached
Care home completions		Stage not yet reached
Other completions (employment/infrastructure ect.)		Stage not yet reached

Table 10.6 Progress of Site 11: Land at Cockering Farm

10.51 Parcel B

- 10.52** This section has outline planning permission for up to 400 dwellings which was granted in November 2018 alongside a S106. The developer has already begun to submit discharge of condition applications and a reserved matters application is expected imminently. A judicial review challenge has been rejected at the first stage of the process. The developer has confirmed that a housebuilder is involved in delivery on the site.
- 10.53** The developer and housebuilder of the site is part of the Housing Delivery Group and is engaged in discussions on delivery with the Council including signing-off the Phasing Methodology and has provided direct information on anticipated phasing. Face to face meetings with the case officers have highlighted the site specific issues. The submitted phasing has been reviewed and sense checked against the Phasing Methodology. The Council has taken a cautious approach in light of the legal challenge and the phasing reflects the Phasing Methodology and known site issues.
- 10.54** A Statement of Common Ground has been agreed which confirms the developers' delivery intentions and anticipated start and build-out rates.

Site 12: Land South of Ridgeway, Whitstable

- 10.55** A hybrid application was refused in March 2019 on the grounds the emergency access proposed was unsuitable and the necessary planning obligations to mitigate local transport infrastructure had not been secured. This is essentially a technical matter; the Council is engaged in ongoing discussions with the developer and county council highways. The application includes detailed proposals for 140 dwellings and outline consent for up to 300 units.

Post monitoring year update

The developer has appealed the refusal; however significant progress towards resolving the technical issue has been made and this was achieved prior to the inquiry. The inquiry was held in September 2019 and the appeal decision granting permission was issued in October 2019.

Chapter 11: Statements of Common Ground

11.1 All Statements of Common ground were prepared and signed 4th July 2019 following negotiation between the Council and the interested parties.

Statement of Common Ground between Canterbury City Council and David Lock Associates/Corinthian

for

Site 1: Land at South Canterbury (Mountfield Park)

Summary

In March 2016 a hybrid planning application was submitted for the South Canterbury site for up to 4,000 dwellings comprising:

- Detailed proposals for 140 dwellings.
- Outline application for up to 3,860 additional dwellings with all matters reserved except access.

The Council in 2016 resolved to approve the application subject to completion of a S106 legal agreement. Work on the S106 is at an advanced stage. An addendum to the ES and updated air quality assessment has been submitted this year.

A legal challenge to the application has been resolved; with a decision dated 1st July 2019 issued from the Supreme Court refusing to hear the appeal.

It is anticipated that the application will be determined in 2019 and this will enable the detailed element of 140 dwellings to progress swiftly within the five year period.

Agreed Site Phasing

The table below sets out the site phasing and delivery rates in the 5yr HLS which are agreed between the parties.

	2019/20 Year 1	2020/21 Year 2	2021/22 Year 3	2022/23 Year 4	2023/24 Year 5
Housing Delivery Phasing (2018/19)			100	150	300

Deliverability Checklist

The table below sets out what steps Canterbury City Council have taken to gain robust information about the site in coming to the agreed phasing and delivery.

Deliverability Checklist		
	Yes	No
Was direct information from the developer/house builder obtained	•	
Was phasing discussed with case officer for known site issues/progress	•	
Was phasing 'sense checked' against Phasing Methodology	•	

Agreed commentary on the site between the parties

The figures presented are based on the consent being issued in the monitoring year 2019/20 and not being subject to judicial review.

The developer of the site is engaged in discussions on delivery with the Council, including the Phasing Methodology, and has provided direct information on anticipated phasing. Face to face meetings with the case officers have highlighted the site specific issues and delay around the legal challenge. The submitted phasing has been reviewed and sense checked against the Phasing Methodology. This had lead to the conclusion that the phasing should reflect the slippage caused by the legal challenge and results in additional dwellings being delivered outside the plan period. This is balanced by the hybrid nature of the permission which means 140 dwellings will be consented and are likely to be delivered by 2022/23 monitoring year. The Council considers that a robust and cautious approach has been applied to the phasing.

The developer has confirmed that Reserved Matters applications will be submitted in succession over 10+ years for housing parcels, infrastructure, landscape, community buildings. The developer has confirmed that currently two house builders are involved and upto 6 outlets are expected. One developer (Corinthian) will be delivering a high end innovative housing product which will increase rates of delivery. The developer has confirmed there will be four strategic phases of c1000 dwellings each, broken down into sub-phases/serviced housing parcels of various sizes according to market demand and speed in infrastructure investment. The site will be a multi outlet operation and therefore significant build-out rates are expected.

Signatures

Site 1 Land at South Canterbury

David Lock Associates representing Corinthian (Mountfield) Ltd

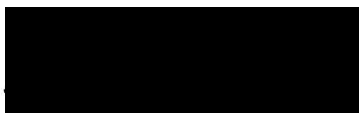
Name 

Signature 

Site 1 Land at South Canterbury

Canterbury City Council

Name  ..

Signature  ..

Statement of Common Ground between Canterbury City Council and Redrow

for

Site 4: Herne Bay Golf Course

Summary

A hybrid application for a mixed use development at Herne Bay golf course was registered in 2015 and planning permission was granted in September 2015.

The full element of the application comprised of:

- 113 residential units, including affordable housing;
- A Sports Hub

The outline element of the application comprises of:

- 459 residential units, including affordable housing;
- 60 bed care home, doctors surgery and public house.

Since the 2015 hybrid consent a phasing plan was approved for 109 dwelling and this part of the hybrid consent is underway. Two further reserved matter applications have been submitted; Phase 1B for 156 dwellings has been approved in December 2017 and Phase 4 for 102 dwellings has been approved in November 2018. Both Phases are under construction and completions are expected to be recorded for this monitoring year 2018/19.

Phase	Date	Other Information
Registration of hybrid planning application	May 2015	CA/15/00844- 113 Dwellings in FUL and 459 in OUT
Decision notice issued	24/09/2015	Granted Planning Permission
Registration of variation of hybrid application	February 2016	CA/16/00378- Phase 1A varying the 113 dwellings permitted in CA/15/00844 to 109 dwellings (changing the affordable housing split)
Variation of hybrid application decision notice issued	14/10/2016	Granted Planning Permission
Registration of reserved matters	October 2016	CA/16/02131- Phase 1B for 156 dwellings
Reserved matters decision notice issued	20/12/2017	Granted Planning Permission

Was phasing discussed with case officer for known site issues/progress	•	
Was phasing 'sense checked' against Phasing Methodology	•	

Agreed commentary on the site between the parties

A hybrid application for a mixed use development at Herne Bay golf course was granted in 2015. Three subsequent reserved matters applications have been approved and pre-application discussions are underway for the remaining phases.

This site recorded first completions (92 dwellings) in the 2017/18 AMR. This year site surveys have recorded the following; 56 completions and 97 dwellings under construction. The developer of the site is part of the Housing Delivery Group and is engaged in discussions on delivery with the Council including signing-off the Phasing Methodology and has provided direct information on anticipated phasing. Face to face meetings with the case officers have highlighted the site specific issues. The submitted phasing has been reviewed and sense checked against the Phasing Methodology. The site has delivered 148 completions to date monitoring year with a further 97 under construction at the time of site surveys, delivery and build-out rates are above those expected. This can be accounted for by a number of factors a) a dedicated case officer and focused S106 process, b) a succession of reserved matters c) the housebuilder (Redrow) providing two different products simultaneously which had the effect of two outlets operating on site. Discussions with the developer confirm this practise will continue and that high build out rates will continue; this is reflected in the phasing.

Signatures

Site 4 Herne Bay Golf Course

Redrow Homes Ltd

Name... [Redacted]

Signature. [Redacted]

Canterbury City Council

Name... [Redacted]

Signature..... [Redacted]

Expected Site Delivery and Phasing for

Site 5: Land at Strode Farm

Summary

A Hybrid application was registered in 2016. The application was then subject to an appeal where consent was granted in August 2018. There was an unsuccessful challenge to the appeal decision and therefore the 2018 consent grants an outline element for up to 800 dwellings. The phasing reflects the effect the appeal and challenge have had on the progress of the site.

Agreed Site Phasing

	2019/20 1	2020/21 2	2021/22 3	2022/23 4	2023/24 5
2018/19 AMR			30	80	80

Deliverability Checklist

The table below sets out what steps Canterbury City Council have taken to gain robust information about the site in coming to the agreed phasing and delivery.

Deliverability Checklist		
	Yes	No
Was direct information from the developer/house builder obtained	•	
Was phasing discussed with case officer for known site issues/progress	•	
Was phasing 'sense checked' against Phasing Methodology	•	

Agreed commentary on the site between the parties

The developer of the site is engaged in discussion around delivery with the Council, including consultation on the Phasing Methodology, and has provided direct information on anticipated phasing. Face to face meetings with the case officers have highlighted the site specific issues. The submitted phasing has been reviewed and sense checked against the Phasing Methodology. The appeal process has caused unexpected delays and this has been reflected in the phasing. Work towards discharging the pre-commencement conditions is expected to take place rapidly once the delivery partner is involved and it is anticipated this will be later in 2019.

Signatures

Site 5 Land at Strode Farm

~~VLL Associates/Hollamby Estates~~ Kingsgate Property Consultants for Hollamby Estates.

Name.. [redacted]

Signature. [redacted]

2. 7. 2019

Canterbury City Council

Name..... [redacted]

Signature..... [redacted]

Expected Site Delivery and Phasing for

Site 6: Land at Greenhill

Summary

An Outline application was registered in January 2018 and it is currently being considered. The planning application is for a mixed use development including up to 450 dwellings with detailed proposals for the change of use of agricultural land to outdoor sports playing pitches. It is anticipated that consent will be granted in 2019.

Agreed Site Phasing

	2019/20 1	2020/21 2	2021/22 3	2022/23 4	2023/24 5
2018/19 AMR			50	80	80

Deliverability Checklist

The table below sets out what steps Canterbury City Council have taken to gain robust information about the site in coming to the agreed phasing and delivery.

Deliverability Checklist		
	Yes	No
Was direct information from the developer/house builder obtained	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Was phasing discussed with case officer for known site issues/progress	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Was phasing 'sense checked' against Phasing Methodology	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Agreed commentary on the site between the parties

The developer of the site is engaged in discussion around delivery with the Council, including consultation on the Phasing Methodology, and has provided direct information on anticipated phasing. ~~Face to face meetings with the case officers have~~ highlighted the site specific issues. The submitted phasing has been reviewed and sense checked against the Phasing Methodology. The outline for the site is under consideration and the Council has

Email exchanges & submitted information has

taken into account the case officers in-depth knowledge and the Phasing Methodology. The developer has confirmed that the site will operate with two outlets delivering different housing products and tenures; this has increased the expected build-out rate. The developer has also confirmed their intention to progress both sites within their ownership at the same time due to their close proximity to each other and potential for shared resources.

Signatures

Site 6: Land at Greenhill

~~VLL Associates/Hollamby Estates~~

*Kingsgate Property Consultants for
Hollamby Estates*

Name.....

Signature....

2. 7. 2019.

Canterbury City Council

Name.....

Signature.....

Statement of Common Ground between Canterbury City Council and Barton Willmore

for

Site 7: Land North of Thanet Way

Summary

An outline application was granted planning permission in 2016 for 400 residential units along with a signed S106 agreement. During the monitoring year 2017/18 there has been significant work towards preparing an application and discharge of pre-commencement conditions. In August 2018 a reserved matters application was submitted for Phase 1 comprising 138 dwellings and associated works and infrastructure and is currently under consideration.

Agreed Site Phasing

The table below sets out the site phasing and delivery rates in the 5yr HLS which are agreed between the parties.

	2019/20 1	2020/21 2	2021/22 3	2022/23 4	2023/24 5
Housing Delivery Phasing (2018/19)			85	106	106

Deliverability Checklist

The table below sets out what steps Canterbury City Council have taken to gain robust information about the site in coming to the agreed phasing and delivery.

Deliverability Checklist		
	Yes	No

Was direct information from the developer/house builder obtained	•	
Was phasing discussed with case officer for known site issues/progress	•	
Was phasing 'sense checked' against Phasing Methodology	•	

Agreed commentary on the site between the parties

The developer of the site is part of the Housing Delivery Group and is engaged in discussions on delivery with the Council including signing-off the Phasing Methodology and has provided direct information on anticipated phasing. Face to face meetings with the case officers have highlighted the site specific issues.

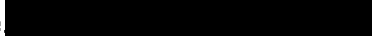
The developer has confirmed a RP housebuilder is secured and that work on further phases will begin this year. The confirmed housebuilder is a Homes England strategic partner and there will be accelerated delivery as well as increased affordable provision. It is therefore anticipated that build out rates will be increased.

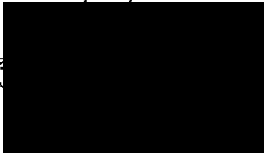
The submitted phasing has been reviewed and sense checked against the Phasing Methodology. In addition a Phasing plan has been submitted as part of outline conditions discharge demonstrating the anticipated delivery and size of each phase. The reserved matters application for 138 dwellings is expected to be granted later in 2019. The application was submitted later than previously anticipated and therefore the Council is considering adjusting the phasing as a cautious approach with initial completions in 2021/22.

Signatures

Site 7 Land north of Thanet Way

Barton Willmore

Name 

Signature 

Canterbury City Council

Name.....	[REDACTED]
Signature.....	[REDACTED]

Statement of Common Ground between Canterbury City Council and Persimmon Homes

for

Site 8: Land north of Hersden

Summary

Pre-application discussions are at an advanced stage and the developer has confirmed they intend to submit a hybrid application towards the end of 2019 and that the site will be broken into four phases.

Agreed Site Phasing

The table below sets out the site phasing and delivery rates in the 5yr HLS which are agreed between the parties.

	2019/20 1	2020/21 2	2021/22 3	2022/23 4	2023/24 5
Housing Delivery Phasing (2018/19)				80	80

Deliverability Checklist

The table below sets out what steps Canterbury City Council have taken to gain robust information about the site in coming to the agreed phasing and delivery.

Deliverability Checklist		
	Yes	No
Was direct information from the developer/house builder obtained	•	
Was phasing discussed with case officer for known site issues/progress	•	

Was phasing 'sense checked' against Phasing Methodology	•	
---	---	--

Agreed commentary on the site between the parties

The site is being progressed by Persimmon Homes. Last year no planning application had been submitted. During 2018/19 discussions with the developer have taken place. It is anticipated this will lead to a hybrid application being submitted towards the end of 2019. The developer of the site is part of the Housing Delivery Group and is engaged in discussions on delivery with the Council including signing-off the Phasing Methodology and has provided direct information on anticipated phasing. Face to face meetings with the case officers have highlighted the site specific issues. The submitted phasing has been reviewed and sense checked against the Phasing Methodology.

Signatures

Site 8 Land north of Hersden

Persimmon Homes

Name. [Redacted]

Signature.. [Redacted]

Canterbury City Council

Name.. [Redacted]

Signature.... [Redacted]

Statement of Common Ground between Canterbury City Council and Pentland Homes

for

Site 11 Parcel A: Land at Cockerling Farm, Thannington

Summary

This allocation has been split into 2 parcels:

1. Parcel A- The larger section has an outline planning permission granted in 2016 for a mixed use development comprising of 750 residential units, including affordable housing, 30 bed Pilgrims Hospice and 60 bed nursing home[1]; Employment floorspace; Primary school; and Westbound slip road on the A2. Reserved matters for Phase 1 for 269 dwellings was approved in June 2018.

2. Parcel B- The smaller section has an outline planning application for 400 dwellings which was granted in November 2018.

Agreed Site Phasing

The table below sets out the site phasing and delivery rates in the 5yr HLS which are agreed between the parties for Parcel A.

	2019/20 1	2020/21 2	2021/22 3	2022/23 4	2023/24 5
Housing Delivery Phasing (2018/19)		50	60	100	130

Deliverability Checklist

The table below sets out what steps Canterbury City Council have taken to gain robust information about the site in coming to the agreed phasing and delivery.

Deliverability Checklist		
	Yes	No
Was direct information from the developer/house builder obtained	•	

Was phasing discussed with case officer for known site issues/progress	•	
Was phasing 'sense checked' against Phasing Methodology	•	

Agreed commentary on the site between the parties

The developer of the site is part of the Housing Delivery Group and is engaged in discussions on delivery with the Council including signing-off the Phasing Methodology and has provided direct information on anticipated phasing. A review with the case officers has highlighted the site-specific issues. The submitted phasing has been reviewed and sense checked against the Phasing Methodology.

Since the outline consent a reserved matters application has been submitted for 269 dwellings and approved in June 2018. The overall outline consent is for 750 units and will result in delivery over a number of years. A phasing plan has been submitted including over 30% affordable homes to be delivered which supports the build rates provided. An affordable housing provider (Moat) is involved in delivery on the site of the first tranche of rented units. The site proposals include a care home development however this is not included in the housing delivery numbers included in the phasing plan provided. During 2017/18 significant work towards progressing the site and discharge of pre-commencement conditions has been undertaken. The developer has confirmed reserved matters applications will be submitted in 2021/22 for the balance of the site. Utilities infrastructure is underway. Direct information confirms that it is anticipated that following a land sale one additional housebuilder will come forward and will deliver completions simultaneously, therefore the site will have multiple outlets operating at the same time with increased build out rates to reflect this.

There has been a judicial review which was rejected by the High Court. The Council considers there will be no slippage for Parcel A as to when initial completions could be expected. The developer has commenced on phase 1 under an existing reserved matters approval. The JR is over a Section 73 application. The developer remains confident that completion can be delivered in early 2020.

Signatures

Site 11A Land at Cockerling Farm, Thannington

Pentland Homes

Name

Signature

Canterbury City Council

Name...

Signature.....

Statement of Common Ground between Canterbury City Council and Redrow Homes Ltd

for

Site 11 (B): Land at Cockerling Farm, Thannington

Summary

This allocation has been split into 2 parcels:

Parcel A- The larger section has an outline planning permission granted in 2016 for a mixed use development comprising of 750 residential units. Reserved matters for Phase 1 for 269 dwellings was granted in June 2018.

Parcel B - This section has outline planning permission for up to 400 dwellings which was granted in November 2018 alongside a S106. The developer has already begun to submit discharge of condition applications. A judicial review challenge has been rejected at the first stage of the process.

Agreed Site Phasing

The table below sets out the site phasing and delivery rates in the 5yr HLS which are agreed between the parties.

	2019/20 1	2020/21 2	2021/22 3	2022/23 4	2023/24 5
Housing Delivery Phasing (2018/19)				50	60

Deliverability Checklist

The table below sets out what steps Canterbury City Council have taken to gain robust information about the site in coming to the agreed phasing and delivery.

Deliverability Checklist

	Yes	No
Was direct information from the developer/house builder obtained	•	
Was phasing discussed with case officer for known site issues/progress	•	
Was phasing 'sense checked' against Phasing Methodology	•	

Agreed commentary on the site between the parties

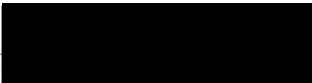
Parcel B - This section has outline planning permission for up to 400 dwellings which was granted in November 2018 alongside a S106. The developer has already begun to submit discharge of condition applications. A judicial review challenge has been rejected at the first stage of the process.

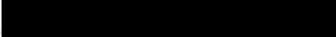
There is a housebuilder involved the site. The outline application for 400 dwellings was granted in November 2018 and a reserved matters application is expected in 2019. The developer of the site is part of the Housing Delivery Group and is engaged in discussions on delivery with the Council including signing-off the Phasing Methodology and has provided direct information on anticipated phasing. Face to face meetings with the case officers have highlighted the site specific issues. The submitted phasing has been reviewed and sense checked against the Phasing Methodology. This had lead to the conclusion that the phasing needs to adequately reflected the slippage caused by the legal challenge. The Council has taken a cautious approach and the phasing reflects the Phasing Methodology and known site issues.

Signatures

Site 11B Land at Cockerling Farm, Thannington

Quinn Estates and Redrow Homes

Name.... 

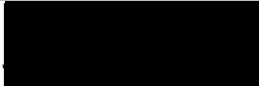
Signature..... 

Canterbury City Council

Name.....



Signature.....



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Chapter 12: Appendix A

03/06/2019

Canterbury District Housing Monitor Phasing Pro-forma

Canterbury District Housing Monitor Phasing Pro-forma

Canterbury City Council is committed to proactive housing delivery and each year we publish a report which includes the number of homes that we expect to be built within the District over coming years.

We are writing to you because your site is either allocated within the Canterbury District Local Plan or has planning permission and therefore forms part of the housing land supply and we therefore need your assistance, in order for us to complete our report.

Please complete this form and answer the questions as fully as possible to give us an accurate picture of the likely delivery rate of the site and whether there are currently any delays or matters which the Council can assist with.

The deadline for returning the completed form is 24th May 2019. If you require any further information please email planning@cantebury.gov.uk

1. Email address *

Site Details

Please provide details of the site you are responding to. Please complete the form for each individual site, it may be that you need to provide details of multiple sites and therefore complete the form multiple times.

2. Site Address

3. Application(s) Reference and Description

4. Application Type

Mark only one oval.

- Outline
- Reserved Matters
- Hybrid

03/06/2019

Canterbury District Housing Monitor Phasing Pro-forma

About you

Please tell us about your involvement with the site.

5. Name

6. Contact details

7. Which option best describes your relationship with the site

Mark only one oval.

- Landowner
 Housebuilder
 Developer
 Promoter
 Agent

Expected Delivery of Housing

Please provide information on when delivery is expected on the site and what is the anticipated build rate for each year. What number of homes do you estimate completing (between April - March) in the following years?

8. Year 1 (2020/21)

9. Year 2 (2021/22)

10. Year 3 (2022/23)

11. Year 4 (2023/24)

12. Year 5 (2024/25)

03/06/2019

Canterbury District Housing Monitor Phasing Pro-forma

13. Is there anything about the phasing of the site you wish to tell us?

Delivery Factors

The Council has produced a Phasing Methodology which sets out the factors which it considers may affect when housing delivery occurs in its assessment of phasing the 5yr supply. Please tell us about the factors relevant to the site so that an accurate picture of housing delivery can be gathered.

14. If you have Outline planning permission when do you anticipate applying for Reserved Matters?

Tick all that apply.

- 2020/21 (Year 1)
- 2021/22 (Year 2)
- 2022/23 (Year 3)
- 2023/24 (Year 4)
- 2024/25 (Year 5)
- Other: _____

15. Please provide information on the submission of reserved matters or succession of reserved matters relevant to the site?

16. If the site is large and is likely to be broken down into phases, please indicate the known or anticipated number of phases on site?

17. Is there currently a housebuilder involved?

Mark only one oval.

- Yes
- No

03/06/2019

Canterbury District Housing Monitor Phasing Pro-forma

18. Further details

Please provide details of the housebuilder(s) involved and what level of involvement they have, such as landowner, option on the site? Will they be taking on submission of reserved matters?

19. Please indicate the known or anticipated number of different housebuilders or outlets which will be operating on site?

20. Is there currently an Affordable Housing provider involved ?

Mark only one oval.

- Yes
- No

21. Further details

Please provide details of the Affordable Housing Provider involved and what level of involvement they have, such as purchase of units or direct delivery alongside the housebuilder?

22. Funding Arrangements

Are there any funding arrangements which would affect delivery such Government grant funding or Homes England involvement?

23. Have any applications or consents been granted from any Utility Infrastructure Providers?

Mark only one oval.

- Yes
- No

03/06/2019

Canterbury District Housing Monitor Phasing Pro-forma

24. Which Utility Infrastructure Providers have been contacted and what for?

25. Have any applications been submitted for approval of pre-commencement conditions?*Mark only one oval.* Yes No**26. Please provide any further details of pre-commencement discharge of condition applications.**

27. Does the proposal involve flats or blocks of dwellings (either market, student or C2 use) which would result in higher delivery in a particular year, if so please provide details such as which year?

28. Further details

If the proposal involves flats or blocks of dwellings is it anticipated they will be delivered by the housebuilder(s) or an alternative provider alongside the housebuilder(s).

03/06/2019

Canterbury District Housing Monitor Phasing Pro-forma

29. **Do you have any general comments on housing delivery in Canterbury District or any particular barriers to delivery you wish to highlight?**

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 Google Forms

Picture 12.1

03/06/2019

Canterbury District Housing Monitor Phasing Pro-forma

About you

Please tell us about your involvement with the site.

5. Name

6. Contact details

7. Which option best describes your relationship with the site

Mark only one oval.

- Landowner
- Housebuilder
- Developer
- Promoter
- Agent

Expected Delivery of Housing

Please provide information on when delivery is expected on the site and what is the anticipated build rate for each year. What number of homes do you estimate completing (between April - March) in the following years?

8. Year 1 (2020/21)

9. Year 2 (2021/22)

10. Year 3 (2022/23)

11. Year 4 (2023/24)

12. Year 5 (2024/25)

Picture 12.2

03/06/2019

Canterbury District Housing Monitor Phasing Pro-forma

13. Is there anything about the phasing of the site you wish to tell us?

Delivery Factors

The Council has produced a Phasing Methodology which sets out the factors which it considers may affect when housing delivery occurs in its assessment of phasing the 5yr supply. Please tell us about the factors relevant to the site so that an accurate picture of housing delivery can be gathered.

14. If you have Outline planning permission when do you anticipate applying for Reserved Matters?

Tick all that apply.

- 2020/21 (Year 1)
- 2021/22 (Year 2)
- 2022/23 (Year 3)
- 2023/24 (Year 4)
- 2024/25 (Year 5)
- Other: _____

15. Please provide information on the submission of reserved matters or succession of reserved matters relevant to the site?

16. If the site is large and is likely to be broken down into phases, please indicate the known or anticipated number of phases on site?

17. Is there currently a housebuilder involved?

Mark only one oval.

- Yes
- No

Picture 12.3

03/06/2019

Canterbury District Housing Monitor Phasing Pro-forma

18. Further details

Please provide details of the housebuilder(s) involved and what level of involvement they have, such as landowner, option on the site? Will they be taking on submission of reserved matters?

19. Please indicate the known or anticipated number of different housebuilders or outlets which will be operating on site?

20. Is there currently an Affordable Housing provider involved ?

Mark only one oval.

- Yes
- No

21. Further details

Please provide details of the Affordable Housing Provider involved and what level of involvement they have, such as purchase of units or direct delivery alongside the housebuilder?

22. Funding Arrangements

Are there any funding arrangements which would affect delivery such Government grant funding or Homes England involvement?

23. Have any applications or consents been granted from any Utility Infrastructure Providers?

Mark only one oval.

- Yes
- No

Picture 12.4

03/06/2019

Canterbury District Housing Monitor Phasing Pro-forma

24. Which Utility Infrastructure Providers have been contacted and what for?

25. Have any applications been submitted for approval of pre-commencement conditions?

Mark only one oval.

- Yes
 No

26. Please provide any further details of pre-commencement discharge of condition applications.

27. Does the proposal involve flats or blocks of dwellings (either market, student or C2 use) which would result in higher delivery in a particular year, if so please provide details such as which year?

28. Further details


If the proposal involves flats or blocks of dwellings is it anticipated they will be delivered by the housebuilder(s) or an alternative provider alongside the housebuilder(s).

Picture 12.5

03/06/2019

Canterbury District Housing Monitor Phasing Pro-forma

29. **Do you have any general comments on housing delivery in Canterbury District or any particular barriers to delivery you wish to highlight?**

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Picture 12.6

Chapter 13: Appendix B

Phasing Methodology 2018



Canterbury City Council Phasing Methodology

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Assumptions

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Chapter 1: Introduction

- 1.1 The Canterbury District Local Plan 2017 sets out the housing target of 16,000 new homes between 2011 - 2031. The Council is committed to taking a proactive approach to housing delivery in the District and engages with the development industry and other delivery partners. The Council is required to monitor the progress of housing completions and to set out a five year supply of housing land coming forward. As part of this monitoring the Council carries out an assessment of when housing, either with planning permission or contained within the Local Plan, is expected to be built.
- 1.2 The Council has produced this phasing methodology to help inform the annual assessment of when housing in the District can realistically be expected to be built. The Council is required to publish its assessment and demonstrate the number of dwellings expected to be built in each year of the Local Plan.
- 1.3 This document sets out the current processes the Council undertakes annually to gain information from developers and housebuilders. This document also introduces a new element of the assessment for when it has not been possible to gain information from the development industry. This new process is a set of parameters and assumptions, based on the type and size of housing sites, which show how the Council will assess delivery of new homes. This is the Council's phasing methodology.
- 1.4 The methodology sets out:
 - When a site is considered deliverable in the context of the NPPF,
 - A review of national studies on delivery and local evidence,
 - A set of assumptions related to lead-in times to be used in the land supply assessment, and
 - A set of assumptions related to build-rates to be used in the land supply assessment.

Chapter 2: Purpose of this document

- 2.1** The Council publishes annually its housing land supply assessment which demonstrates the number of dwellings expected to be built in each year of the Local Plan. During the production of the assessment the Council has to reach a conclusion on whether housing sites, either those allocated for development in the Local Plan or those with a planning permission can be considered deliverable and whether that will be within the next 5yrs or whether they will take longer to develop.
- 2.2** The revised NPPF (July 2018) altered the definition of deliverable for clarity, as the previous definition had been subject to interpretation by case law. The Council aims to assess the deliverability of housing sites with regard to paragraph 67 of the revised NPPF 2018, its footnotes and definitions.
- 2.3** Paragraph 67 of the NPPF 2018 states;
- 2.4** Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:
- specific, deliverable sites for years one to five of the plan period with an appropriate buffer, as set out in paragraph 73. See glossary for definitions of deliverable and developable
 - specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.
- 2.5** The definitions of “deliverable” and “developable” in the context of the NPPF are set out in its glossary.
- 2.6** **Deliverable:** To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.
- 2.7** **Developable:** To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

- 2.8** The definition sets out how types of site should be considered as deliverable within the 5yr supply period depending on their progress towards a fully consented development. It sets out that sites with detailed planning permission should be considered deliverable within the 5yr period until the permission expires or if there is clear evidence delivery won't occur. This may include instances where the site is no longer viable or if demand for the accommodation type has fallen. Sites which are not major development (10 dwellings or less) should also be considered deliverable in the 5yr period unless there is clear evidence that this will not occur.
- 2.9** The second part of the definition of "deliverable" covers sites about which their delivery should not be automatically assumed as within the 5yr period, unless evidence shows otherwise. Sites without a detailed planning permission such as outline permission, permission in principle, allocated in a development plan or on a brownfield register should only be considered as deliverable if there is clear evidence housing completions will happen in the 5yr supply period.
- 2.10** The revision to the definition has an emphasis on clear evidence being needed to assess whether delivery will or will not occur within the 5yr supply period. This focus on obtaining clear evidence reflects the ongoing engagement with delivery stakeholders undertaken by the Council and has informed the assessment of land supply.

What constitutes clear evidence and how has the Council gathered it

- 2.11** In the first instance the Council aims to contact as many applicants, agent, promoters, developers, housebuilders involved with sites in the District as possible. This is done both via email and phone calls. This process also ensures the Council's database is as up-to-date as possible.
- 2.12** The Council has sent out a pro-forma to obtain more detailed direct information to assist with an accurate assessment of lead-in times and build out rates.
- 2.13** As part of the Council's engagement with the development industry a workshop was held which resulted in the creation of a Housing Delivery Group. This is discussed in more detail in Chapter 3: 'Development of the Phasing Methodology'.
- 2.14** Site surveys are undertaken and these form an important part of evidence gathering on deliverability factors; such as whether any dwellings are under construction or if site preparation work is underway.
- 2.15** Officers review the progress of sites either with an extant planning permission or sites allocated in the Local Plan. This involves in-depth discussions with case officers as well as a review to see if any submission of details applications have been submitted, if any conditions have been discharged, or if there are any pre-application discussions underway.

2.16 The Council will always try to obtain direct information on the delivery of housing sites in the first instance; however there are instances where direct information cannot be obtained and the information submitted needs to be sense checked. The Council has therefore developed this Phasing Methodology to provide a robust approach to assessing the deliverability of housing sites.

Chapter 3: Development of the Phasing Methodology

National Studies and Local Evidence

3.1 There are some nationally recognised evidence studies on lead in times, which includes:

- Start to Finish: How Quickly do Large-Scale Housing Sites Deliver? Litchfields November 2016.
- Urban Extensions Assessment of Delivery Rates, Savills October 2014.
- Housing Supply Research, Parsons Brinkerhoff for CPRE 2014.
- Permissions to Land: Busting the myths about house builders and land banking, HBF May 2014.
- Independent review of build out: final report, Rt Hon Sir Oliver Letwin MP (MHCLG 2018)

3.2 Regard has also been had to the Letwin Independent review of build out: both the final report (Oct 2018) and the draft analysis (July 2018). The independent review looked at the cause of the gap between housing completions and the amount of land allocated or permissioned in areas of high housing demand and considered factors such as markets absorption rates and build out rates.

3.3 There are key messages from this national evidence including that:

- Strategic and larger sites have the greater overall lead in time, although large sites tend to then be speedier to 'open up' and deliver greater numbers of completions quicker.
- Medium/smaller sites (i.e. not large scale urban extensions) have a shorter lead in time and may go straight to full planning permission rather than outline, however they tend to have slightly longer lead in to completions once consent is granted.
- Affordable housing and other tenure products can increase the rate at which completions can be achieved.

3.4 However using national studies does come with inherent risks and it is important to acknowledge their limitations, including:

- a. Comparisons between studies may not be easy due to the type of site examined and/or the period of the development process reviewed, often the studies use different ranges of site size or have different starting points (e.g. submission of an application vs the approval of an application) to determine the time taken to reach initial completions,

- b. Some studies view each stage of the delivery process as discrete such as conditions being fully discharged before work could begin on preparing a reserved matters application, when in reality some stages can overlap leading to shorter lead in times,
- c. The use of average timescales can mask significant variances caused by sites subject to significant lead in times of 10+years which is well outside the normal range.

3.5 The Council presented local evidence on lead-in times and delivery rates to the examination of the Canterbury District Local Plan in 2015 and 2016. This evidence showed that the housing market in the District has produced faster than national average lead-in times and that this was expected to continue into the future. Some of the reasons why Canterbury District has shorter lead-in times are:

- There is an appetite for development (to be delivered in tandem with infrastructure projects), and
- Land and property sales values are good and above other East Kent areas, and
- The district has an attractive environment which developers want to build in and people want to live here, and
- Good transport connections within and beyond the district, and
- The focus is on greenfield urban extensions which benefit from integration to exiting settlements and associated facilities.

3.6 The Council as a local planning authority also promotes practices and procedures which facilitate shorter lead-in times, such as encouraging hybrid applications, entering into planning performance agreements, focused internal practices on strategic development sites and a dedicated resource for discharging conditions.

3.7 In combination these features and procedures create the ideal environment for accelerating housing delivery and therefore the Council is confident the district will continue to experience expeditious lead-in times.

Housing Delivery Group

3.8 The Canterbury District Local Plan was adopted in July 2017 and the Council has ongoing engagement with the development industry to review progress of housing delivery in the district.

3.9 On the 15th June 2018 a 'Housing Delivery Workshop' was held at the council offices and was well attended by developers, agents, house builders, SME house builders, affordable housing providers and utilities providers. One of the aims of the workshop was to identify any barriers to housing delivery and to gain first-hand experience of lead-in times in the current housing market.



Picture 3.1 Delivery Workshop

- 3.10** The workshop was used to develop and test key assumptions around lead-in times and build out rates as well as looking more generally at the delivery picture within the context of the local housing market. The attendees participated in an exercise designed to draw out local information and current experiences of lead-in times for housing sites in the district. Attendees were allocated a range of sites of different sizes and typologies; ranging from small sites to 2000+ strategic sites either brownfield/greenfield and publicly or privately owned. The attendees identified the various phases in the different types of site delivery, highlighting any stages with significant effects on lead-in times and to develop the scope and length of a delivery timeline for each site typology.
- 3.11** This resulted in a range of broad points of agreement on the various stages of delivery and how this differed for the various site typologies and where there would be potential within the process to accelerate delivery.
- 3.12** Some of the outcomes of the workshop around lead-in times are listed below.
- Preparation and approval of both Outline and Reserved matters can take the same amount of time for planning approval - 1 year,

- The timescale between Reserved Matters approval and the 1st completions can be 12-18 months,
 - Timing of committee cycles and elections can affect the planning approval timescale,
 - S106 can be variable in timescale but can be much quicker if matters are resolved at outline stage. The process can be from 1-3 months for a small site and 9-12 months for a large site,
 - On-site to 1st completions is around 6-9 months depending on site size,
 - Approval period can be as short as 6 months in Canterbury District,
 - Discharge of conditions is 8 weeks (quick) in Canterbury District,
 - Unexpected stages can add significantly to lead-in times, such as Judicial Review or appeal/call in process,
 - Sale of land to housebuilder is a key stage and especially for bigger sites, potentially over 6 months. Timescales much shorter with housebuilder in ownership/on board at outline stage,
 - Overlap is likely to occur during discharge of conditions and site preparation works, and
 - Materials and labour can affect delivery once consent is granted.
- 3.13** Following the workshop an online survey was sent to the attendees and other interested stakeholders to gain further comments on the key assumptions developed at the event and phasing of sites within the District.
- 3.14** Respondents to the survey commented, "Returns must not be taken at face-value and officers should apply judgement on whether they are realistic."
- 3.15** This led to the creation of the Housing Delivery Group, a group made up of key delivery stakeholders. The group provides part of the positive engagement with the industry being undertaken by the Council. Subsequent workshops have also been held with the Housing Delivery Group to focus on specific delivery issues such as updated evidence on appropriate housing mix.
- 3.16** The information gained at the workshop and the follow up survey has been used to inform how the Council intends to predict and phase housing sites within the land supply. Chapter 4 sets out the parameters and assumptions to be used when direct information cannot be obtained from the house builder or developer of the site, and when the Council considers it prudent to 'sense check' the information.

- Chapter 3: Development of the Phasing Methodology**
- 3.17** As part of the ongoing engagement the Delivery Group have been involved in developing these key assumptions on lead-in times and build out rates. The Council undertook consultation on the draft version of this document with the Housing Delivery Group with adjustments made in response to comments received (following which the group signed off the work with no further additions to make).
- 3.18** In light of engagement with the development industry, the Council considers the assumptions set out within this document have been rigorously tested and provides clear evidence for assessing delivery.

Chapter 4: Assumptions on Lead-In Times

4.1 This document sets out how Canterbury City Council will assess sites in terms of when it will be anticipated they will be built and at what rate. This section sets out our assumptions on which year within the land supply the Council will phase particular sizes of site based on the stage in the delivery process reached in the monitoring year. The types and scales of site size have been selected to reflect both Local Plan allocations and those historically seen coming forward as planning applications. The site sizes are also comparable to those used in the most commonly referred to national studies (NLP, Savills, etc) which allows analysis between national averages and the local delivery picture.

How to read the tables.

4.2 For each of the sizes of site a table has been produced. Each row sets out the various stages a site may have reached at the end of each monitoring period. The columns contain the forthcoming 5 years (the 5yr supply period). The table then colour codes the year at which the Council expects to see the first completions on site. For example, a Medium Site (up to 500 dwellings) which at the time of monitoring (End of March) has a full or reserved matters consent but no-site works as yet would be phased with initial completions expected 2yrs from that time and therefore the table cell for Yr 2 would be coloured.

4.3 Below are the terms used in the tables and what they mean.

Term	What this means
Detailed planning permission granted	The development has a detailed consent this can either be a full planning permission, change of use permission, a lawful development certificate, the hybrid element of an outline or any other form of permission that fully consents the development.
Outline permission granted or under consideration	This covers instances where an outline permission has been granted or is currently being considered by the Council. Outline permissions do not provide fully detailed consented development and require additional details to discharge conditions and subsequent reserved matter applications.
Limited planning activity	This covers instances where no planning application has been submitted yet but progress towards submitting one is being made, for example any discharging of conditions on any previous or outline

	consent, any EIA applications, any pre-application discussions being undertaken.
No planning activity	No planning application has been submitted and there is no evidence of progress being made towards submitting one.

Table 4.1**Small Sites (Less than 5 dwellings)**

- 4.4** In the case of small sites (Less than 5 dwellings), completion is generally assumed to begin within the five year period with the development fully constructed within one or two years.
- 4.5** One of the assumptions applied is that if a demolition is included within the proposal that demolition would be in Year 1 and construction/completion of the dwellings in Year 2. Therefore if a demolition has been recorded as occurring during site surveys then completion of any replacement dwellings are phased for the following monitoring year.
- 4.6** Any small site (less than 5 dwellings) recorded as under construction in the site surveys 2017/18 will be phased as complete in 2018/19. For any conversions from dwellings to flats or subdivisions, losses will be recorded the same year as gains within the phasing.
- 4.7** Any small site with outline permission only will be phased in year 2 or 3 depending on the decision date (2015, 2016, 2017) and whether any conditions have been discharged.
- 4.8** Any small site where site surveys indicated stalled or no activity may be phased in years 3, 4 or 5. This will be informed by any recent planning activity such as pre-application discussions or discharge of conditions.
- 4.9** Small sites with planning permission will be phased prior to their expiration date. If clear evidence from site surveys or other means demonstrates that any form of demolition or construction will not be implemented prior to the expiry date of the planning permission then the site may be removed from the 5yr supply.
- 4.10** For example a site for a single dwelling is granted in November and no activity recorded at site visit, so the dwelling is phased in the monitoring year the permission expires.

	Yr Initial Completions Expected				
	Year 1	Year 2	Year 3	Year 4	Year 5
Detailed planning permission granted - demolition occurred					
Detailed planning permission granted - site under construction					

	Yr Initial Completions Expected				
	Year 1	Year 2	Year 3	Year 4	Year 5
Detailed planning permission granted or under consideration - no on-site works commenced					
Outline permission granted or under consideration					
No or limited planning activity					

Table 4.2 Small Sites (Less than 5 dwellings) Phasing Assumptions

Smaller Sites (6-100 dwellings)

- 4.11** In the case of smaller sites, completion is generally assumed to be within the five year period, with first completions normally occurring two or three years from permission being granted. Unless circumstances indicate otherwise e.g. outline permission only, site is landlocked and/or dependant on another part of a larger site.
- 4.12** One of the assumptions applied is that if any demolition is included within the proposal that demolition would be in Year 1 and construction/completion of the dwellings in Year 2 or 3. For example if a demolition has been recorded as occurring in 2017/18 site surveys then completion of any initial replacement dwellings would be phased in 2018/19.
- 4.13** In terms of build out rate, any smaller sites recorded as under construction in the site surveys will be phased as complete in Yr1 unless they are at the larger end of the scale (80-100) where completions may span two monitoring years to fully build out the site. Any dwellings which are flatted or block development will be phased the year after construction began.
- 4.14** Any site with outline permission only will be phased in year 2 or 3 depending on the decision date (2015, 2016, 2017) and whether any planning activity has occurred e.g. conditions have been discharged.
- 4.15** Any site where site surveys indicated stalled or no activity may be phased in years 4 or 5. This will be informed by any recent planning activity such as pre-application discussion or discharge of conditions.

	Yr Initial Completions Expected				
	Year 1	Year 2	Year 3	Year 4	Year 5
Detailed planning permission granted (Full or Reserved Matters) - demolition occurred					
Detailed planning permission granted (Full or Reserved Matters) - site under construction					

	Yr Initial Completions Expected				
	Year 1	Year 2	Year 3	Year 4	Year 5
Detailed planning permission granted (Full or Reserved Matters) or under consideration - no on-site works commenced					
Outline permission granted					
Outline permission under consideration and/or awaiting S106					
Planning activity					
No or limited planning activity					

Table 4.3 Smaller Sites (6-100 dwellings) Phasing Assumptions

Medium Sites (100 - 500 dwellings)

- 4.16** The leading national studies ⁽¹⁾ both give an average of 2.5yrs from outline submission to on-site works. This timescale is from submission of an application rather than from the point of approval which is used in the phasing assumptions. The delivery workshop confirmed that locally a lead-in time of 6-9 months from beginning on-site works to the first completions is appropriate in Canterbury District. Sites with Outline permission granted will therefore be phased beginning of year 3 to reflect national studies and local evidence on transfer of land to housebuilders and the scale of on-site works.
- 4.17** The NLP 'Start to Finish' study found that sites of 100-500 dwellings take around 18 months from approval to 1st completion. Any medium sites with a Reserved Matters approval will be assumed to be an 18 - 24 month period from the date of approval to the 1st completions recorded in a monitoring year. The phasing of where in the 18-24 month period will be dependent on the date of the approval, the number of pre-commencement conditions, any remediation/contamination, or upfront infrastructure. The higher the quantum of affordable housing (or any other diversification of tenure or housing product) the assumption will be that delivery will be nearer the 18 month time frame.
- 4.18** Sites which have a current planning application under consideration will normally be phased within Yr 3 or Yr 4 dependent on the known progress of the current application and discussions with case officers.
- 4.19** Sites with no form of consent will potentially be phased outside of the 5yr period but may be included within year 5 depending on if any planning activity is occurring. (e.g. pre-application discussion, EIA scoping application or discharge of conditions) and any other clear evidence of intention to develop is provided by the developer/housebuilder.

1 Start to Finish: How Quickly do Large-Scale Housing Sites Deliver? Litchfields November 2016 and Urban Extensions Assessment of Delivery Rates, Savills October 2014.

	Yr Initial Completion Expected				
	Year 1	Year 2	Year 3	Year 4	Year 5
Detailed planning permission granted (Full or Reserved Matters) - site under construction					
Detailed planning permission granted (Full or Reserved Matters) or under consideration - no on-site works commenced					
Outline permission granted					
Outline permission under consideration and/or awaiting S106					
Planning activity					
No or limited planning activity					

Table 4.4 Medium Sites (Up to 500 dwellings) Phasing Assumptions

Large Sites (500 - 2000 dwellings)

- 4.20** Sites of over 500 dwellings will be most of the strategic sites contained within the Canterbury District Local Plan. Past experience of planning consents, nationally and locally, has shown that sites above 500 dwellings almost always secure outline consents followed by reserved matter applications for phases or parcels of land within the site. With this in mind the phasing assumptions for sites of over 500 dwellings focus on whether the site has outline consent or if any intention to develop is being expressed.
- 4.21** The Council often receives hybrid applications for sites of a strategic size and encourages this. Hybrid applications include detailed permission for a proportion of the housing units and the remainder of the allocation covered by the outline part of the consent. The phasing assumptions set out in this section relate to the majority outline and any detailed part is likely to follow the assumptions for smaller site sizes.
- 4.22** If Outline permission has been granted then sites will generally be phased in Year 3 or 4 depending on whether any transfer to a house builder is required. This will be informed by engagement with site promoters and case officers. Sites of this size can potentially have multiple outlets and complex land ownership. National studies highlight that sites of a significant size such as these are faster to deliver once outline consent is granted. There is limited planning data on how quickly Local Plan allocations have progressed from outline consent to first completions, however the data held demonstrates a lead-in time from outline or hybrid consent to first completions is around 18 months. Because the planning data on allocations is limited and there are unknowns the phasing has included allowance for additional time to provide flexibility and to reflect national averages. The phasing below is therefore cautious and data on the local delivery lead in times will be kept under review and may be updated in the future.

- 4.23** Sites which have a current planning application under consideration will normally be phased within Yr 3 or Yr 4 dependent on the known progress of the current application and discussions with case officers.

	Yr Initial Completions Expected				
	Year 1	Year 2	Year 3	Year 4	Year 5
Outline permission granted					
Outline permission under consideration and/or awaiting S106					
Local Plan Allocated Site - Planning activity					
Local Plan Allocated Site No or limited planning activity					

Table 4.5 Large Sites (500-2000 dwellings) Phasing Assumptions

Super Sized Sites (2000+ dwellings)

- 4.24** Delivery on super sized sites can be remarkably quick; from outline permission being granted to on-site works, this is because most of the difficult issues are resolved during the planning approval period or via a masterplan process therefore reserved matters stage to first completions is considerably quicker (NLP put the national average at 9 months) than smaller sites. The phasing assumes a 36 month period to cover the following stages; grant of outline permission, transfer to a housebuilder (if not already involved), secure reserved matters approval, discharge conditions, on-site works and first completions.
- 4.25** The phasing of sites at S106 negotiation stage or still under consideration with no resolution to grant are phased in Year 4 to reflect the longer planning approval time for outline consent needed for super sized sites.
- 4.26** Likewise, Local Plan allocation sites with no outline consent will be phased at the very end of the 5yr period and potentially beyond. This will be informed by any planning activity such as pre-application discussions, any exceptional circumstances and whether clear evidence has been provided to demonstrate a sites inclusion within the five year period.

	Yr Initial Completions Expected				
	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5
Outline permission granted					
Outline permission under consideration and/or awaiting S106					

	Yr Initial Completions Expected				
	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5
Local Plan Allocated Site - Planning activity					
Local Plan Allocated Site No or limited planning activity					

Table 4.6 Super Size Sites (+2000 dwellings) Phasing Assumptions

Chapter 5: Build Out Rates

- 5.1** There is a direct correlation between the strength of a housing market in a particular area and the levels of new homes delivered. In this context Canterbury District has a strong housing market.
- 5.2** Both the workshop and national studies showed very little difference in overall lead in times and delivery rates between greenfield and brownfield site typologies, this is reflected in the phasing, and accordingly the assumptions cover both types of site. It is worth noting that the majority of the brownfield sites allocated within the Local Plan are in the Council's ownership and so accurate direct information on delivery timescales can be achieved for the land supply.
- 5.3** National studies have shown that where 30% or above affordable housing is proposed on a site that build rates are at the higher end of national average. The Local Plan requires sites to provide 30% affordable housing which translates into strong build out rates.
- 5.4** National studies identify many urban extensions in the south of England where recent delivery rates have been substantially in excess of the 120 units per annum.
- 5.5** Most sites will have lower completions for the first, and potentially second year, until the site is fully 'up-to-speed' at which point the numbers of dwellings built each year tends to stabilise. There can sometimes be a tail off for the last few dwellings in the final year of the sites lifespan. Sites which are over 1000 dwellings (some Large and Super Size within the assumptions) will experience delivery in peaks and troughs. This means that some years during the life span of the development will have high levels of completions and some years will be lower, this is likely to be dependent on the number of outlets and the stage at which any reserved matters applications are at. The build out rates which the Council will apply shall reflect these delivery cycles.
- 5.6** Direct information on the number of housebuilders involved in a particular site will be sought, where this information cannot be obtained it is generally assumed that sites up to 500 dwellings will be developed by a single housebuilder.
- 5.7** Planning applications coming forward for a number of strategic site allocations in the Local Plan have included a mixture of single and multiple housebuilders delivering. In most instances the Council will be working in collaboration with the developer and direct information from house builders on the number of outlets on particular sites will be obtained and this will be used in the phasing.
- 5.8** In some instances where information is not available an assumption on outlets will need to be applied; such as sites of over 500 dwellings will potentially have 2 or 3 outlets and for sites in excess of 1000 dwellings there would potentially be 3 or 4 outlets.

- 5.9** Analysis of national and local evidence was reviewed alongside the key outcomes of the Housing Delivery Group workshop and the ongoing development of assumptions; this has resulted in specifically derived build out rates for the district which are set out below.

Site Size	Assumed Potential Annual Yield
Small Sites (up to 5 dwellings)	5
Smaller Sites (5 - 100 dwellings)	Up to 80
Medium Sites (100 - 500 dwellings)	Up to 130
Large Sites (500 - 2000 dwellings)	Up to 190
Super Size Sites (+2000 dwellings)	Up to 300

Table 5.1 Build Out Rates

- 5.10** These reflect the build out rates currently being supplied directly from developers and housebuilders, they are also within the ranges of site delivery levels analysed in national studies. The build out rate on any particular site will be affected not only by its exact yield but other indicators such as the amount of affordable housing and whether any part of the sites is to be delivered alongside the mainstream housing e.g. affordable housing, flatted development, care home.
- 5.11** The assumptions and locally set build out rates set out in this document have been developed and tested with delivery stakeholders as part of the Councils ongoing dialog on housing delivery and on this basis the Council considers the delivery rates are appropriate.

Chapter 6: Conclusions

- 6.1** The Council considers that the phasing methodology in combination with the analysis of direct information and other delivery indicators sets out the 'clear evidence' needed to assess housing delivery within the five year period.
- 6.2** The Council has been proactive in engaging with developers and those involved in housing delivery in the district; through this process the Housing Delivery Group has been formed. The group has played a key role in the development of the local evidence and assumptions around the lead-in times and build out rates for a range of sites reflective of those coming forward in the local housing market. This document has undergone consultation with the group and has been tested and amended to reflect the views captured; the Council considers the phasing methodology to be a robust evidence base.
- 6.3** To inform the phasing trajectory the Council has undertaken a process of gaining direct information from both the Housing Delivery Group and other stakeholders on the anticipated delivery of individual sites. As well as direct information the Council has also assessed the implications of other known delivery factors, such as progress of planning applications and any secured infrastructure funding.
- 6.4** The assumptions detailed in this document are considered to be reflective of the local housing market. It is also possible that some sites within the land supply will be the subject of extenuating circumstances which mean that delivery is either accelerated unexpectedly or delayed. Accordingly the methodology enables a degree of flexibility as there may be specific reasons where the Council deems it necessary to depart from the methodology.
- 6.5** The assumptions presented are a product of engagement with delivery stakeholders and has some synergy with those found in national studies where delivery conditions mirror those found in Canterbury District. It is anticipated that housing delivery in the district will be quicker than many parts of the country and therefore towards the shorter lead-in times found in national studies.