

# Housing Land Supply Statement 2019/20



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# Chapter 1: Executive Summary

1.1 This document sets out the approach taken, in accordance with the latest policy and guidance, 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 (CDLP) 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 (1 April - 31 March); this document reports on the monitoring year 1 April 2019 - 31 March 2020. The five year housing land supply position will therefore cover the period 1 April 2020 to 31 March 2025.

**1.3 The Council is able to demonstrate a housing land supply of 6.62 years, and a housing delivery test result of 87%.**

## Chapter 2: Methodology

2.1 The council's methodology to calculating a five year housing land supply was considered through the CDLP examination. The development strategy means that strategic allocations would have a slower delivery initially, followed by substantially higher levels of delivery over the later years of the CDLP. Our methodology was accepted by the Inspector; any shortfall in the early years of the plan is to be addressed over the lifespan of the CDLP (the Liverpool method).

2.2 The council has taken the opportunity to review its methodology and has concluded the Liverpool method remains sound.

### Local Housing Need

2.3 The calculation is based upon the annual housing requirement for the district of 16,000 dwellings over the period 2011 to 2031 established by the CDLP.

2.4 The annual housing requirement is "stepped" to reflect the development strategy described above. This means a requirement for 500 dwellings per annum between 2011 - 16 and thereafter a requirement for 900 dwellings per annum.

2.5 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 CDLP was adopted in July 2017 and will not need to reflect the standard method for LHN for this monitoring year.

2.6 The Government has signalled their intention to revise the standard method of calculating LHN and the council will keep a watching brief on this.

### Land Supply Components

2.7 The land supply consists of several components:

- **Local Plan allocations:** Allocations are those sites identified in the Local Plan where there is clear evidence that housing will come forward for development; usually indicated by the landowner or developer;
- **Extant planning permissions:** Extant permissions are other sites with planning permission for residential development that are either not started or under construction as of the 31st March in the survey year; and
- **Windfalls:** sites which have not been specifically identified as available in the development plan process<sup>1</sup>.

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<sup>1</sup> As defined within the NPPF, and paragraph 70 states that local planning authorities may include an allowance for windfall sites in the housing land year supply.

2.8 Housing land supply calculations include newly built homes as well as conversions, changes of use, demolitions and redevelopments. Homes are classed as any self-contained permanent residential dwelling, which includes student accommodation and older persons accommodation (C2).

2.9 The calculations reflect the 'net' increase to the housing stock. The re-use of empty homes and the replacement of existing dwellings do not contribute to the "net" supply of new housing.

## The Appropriate Buffer

2.10 Housing land supply calculations include a buffer: an additional supply of homes above that required for the next five years. This allows some additional competition and flexibility within the housing market.

2.11 The council's appropriate buffer is 5%, based on the NPPF (Paragraph 73). The council received a Housing Delivery Test (HDT) result of 87%.

## Windfall Allowance

2.12 In Canterbury District windfalls have historically formed part of the land supply with past windfall rates of 49%<sup>2</sup>. It is expected that this trend will continue.

2.13 The council demonstrated a windfall allowance of 138 dwellings per annum at the CDLP examination; accounting only for small sites of less than 5 units.

2.14 The windfall allowance within the land supply is only included within years 4 and 5 of the calculation in order to avoid double counting (as windfalls for years 1-3 would be reflected within the extant permissions). The Inspector concluded that 138 dwellings per annum was a conservative assumption and confirmed that no additional allowance for lapsed permissions was necessary.

2.15 The updated housing monitoring data continues to show higher than anticipated levels of small site windfall completions and large windfall sites continue to be granted outside of the allowance. It is not proposed to increase the allowance at this time however this will continue to be monitored in future years.

2.16 Natural England's concerns over water quality at the Stodmarsh European protected sites has the potential to affect the windfall supply in some parts of the district. A cautious approach has been adopted to year 4 to reflect the proportion of the windfall allowance which is expected from development outside of the affected catchment.

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<sup>2</sup> *Canterbury District Local Plan Review Public Examination. Topic Paper 2: Housing (2014)*. Available from: <https://www2.canterbury.gov.uk/media/1020263/12777-Canterbury-District-Housing-Needs-Review-Interim-Report-13-04-15-1.pdf>

2.17 Around 27.5% of windfall units are anticipated to come forward outside of the catchment and therefore 38 dwellings per annum is applied in year 4.

## Student and Older Persons Housing

2.18 All student accommodation (communal halls of residence or self-contained dwellings, on or off campus) and older persons housing (communal accommodation or self-contained dwellings), are included within the land supply with the appropriate ratio<sup>3</sup>.

2.19 These types of accommodation are required to be assessed for the HDT and housing land supply in slightly different ways. This is likely to cause discrepancies between the level of completions recorded for each monitoring year under the HDT results and the published land supply.

## Phasing

2.20 The council's 'Phasing Methodology' document<sup>4</sup> sets out the assumptions for the phasing of housing sites and will be used when direct information from a house builder / developer either cannot be obtained or requires 'sense checking'.

2.21 Having reviewed the assumptions around lead-in times and build out rates contained in the Phasing Methodology, the council considered that the assumptions remain appropriate. The council will keep these assumptions under review.

## Stakeholder Engagement

2.22 A Housing Delivery Group, comprising developers, agents, house builders, SME house builders, affordable housing providers and utilities providers, was established in 2018. This group was involved in the production of the council's Phasing Methodology document, pro-forma<sup>5</sup> and 2019 Housing Delivery Test Action Plan.

2.23 Housing Delivery Group "virtual" workshops were undertaken on 22 and 23 June 2020. Information identified through the developer engagement was taken into consideration during the production of this document. Further information is available within the [2019 Housing Delivery Test Action Plan](#).

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<sup>3</sup> In accordance with the revised NPPF and national guidance.

<sup>4</sup> *Phasing Methodology* includes details around the process of producing the document and engagement with the development industry. It is available on the councils website, or from: <https://drive.google.com/drive/folders/1lGeX9bc1xlbk5ksy0bxuUjRUqA4eZEYK?usp=sharing>

<sup>5</sup> The pro-forma can be found in the *2018/19 Authority Monitoring Report* on the councils website, or from: [https://www.canterbury.gov.uk/downloads/file/1218/authority\\_monitoring\\_report\\_2018-19](https://www.canterbury.gov.uk/downloads/file/1218/authority_monitoring_report_2018-19)

## Monitoring Process

2.24 The council continues to review and improve its monitoring processes, including in response to changes in national guidance<sup>6</sup> and proactive engagement with the development industry.

2.25 The council takes a cautious and robust approach, based on up-to-date information, when phasing sites. The year long monitoring process includes:

1. *New planning permissions* - updating extant planning permission records as new applications are permitted.
2. *Completions* - using Council Tax, Building Control or Street Name and Numbering records data around completions is updated.
3. *Site surveys* - council officers visit sites subject to planning applications, both extant permissions and allocations, that are not complete.
4. *Developer engagement* - the pro-forma is circulated to developers, house builders, agents or applicants for extant planning permissions and allocated sites.
5. *Site specific information gathering* - based on the detailed knowledge of case officers' (and infrastructure / transport officers if appropriate) information is gathered on the individual sites, including known delays and interdependencies of sites.
6. *'Sense checking'* - information provided via the pro-forma is 'sense checked' against known delays, information provided by the relevant officers and the Phasing Methodology.
7. *Strategic sites* - an extra step is undertaken for strategic sites where through further discussions with the developers, agents or site promoters, Statements of Common Ground are produced.

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<sup>6</sup> For example the council recently reviewed it's process of assessing the deliverability of sites within the housing land supply inline with the changes to the definitions of 'deliverable' and 'developable' contained within the revised NPPF

## Chapter 3: Housing Delivery Test

3.1 The HDT is an annual measurement of housing delivery in the area of relevant plan-making authorities. 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.

3.2 For 2019/20 HDT result, Table 3.1 identifies the number of homes required over the last three year period under the transitional arrangements<sup>7</sup> and the corresponding completion figures. Furthermore, Table 3.2 identifies previous years HDT results, and the result anticipated this year.

Table 3.1: HDT last three years housing requirement and completion figures

HDT	2017/18	2018/19	2019/20	Total
Housing requirement	772	900	824 <sup>8</sup>	2,572
Total completions	1,126	444	602	2,172

Table 3.2 Previous HDT results and the results anticipated for 2019/20

Monitoring Year	HDT result
2017/18	117%
2018/19	87%
2019/20	87%

3.4 The council expects 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 is 5%. The council produced a Housing Delivery Test Action Plan for last year<sup>9</sup>, and intends to review and update this for 2020.

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<sup>7</sup>[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/728523/HDT\\_Measurement\\_Rule\\_Book.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728523/HDT_Measurement_Rule_Book.pdf)

<sup>8</sup> 2019/20 housing requirement figures have been decreased by 31 days (a month) by government to account for the country going into National Lockdown during March 2020. Further information is available from: <https://www.gov.uk/government/publications/housing-delivery-test-2020-measurement>

<sup>9</sup> Canterbury District 2019 Housing Delivery Test Action Plan is available on the councils website or from: <https://drive.google.com/drive/folders/1IGeX9bc1xlbk5ksy0bxuUhrUqA4eZEYK?usp=sharing>



## Chapter 4: Land Supply Calculation

4.1 Applying the methodology, as set out in this statement, the council considers there is a housing land supply of **6.62 years** which equates to a surplus of **1,605 units** over the 5 year period.

4.2 Table 4.1 sets out the 5 year housing land supply calculation. Further information on the breakdown of these figures are provided in Appendix B - F.

Table 4.1: 5yr Housing Land Supply Calculation

Local Plan 2017 requirement 2011-31	16,000
Total completions from 01/04/11 to 31/03/19	5,027
Completions from 01/04/19 to 31/03/20	528
Student comps from 01/04/19 to 31/03/20	22
Care comp from 01/04/19 to 31/03/20	47
Residual requirement	10,377
Number of units required 2020-2031 (remaining 11 years) pa	943
5 year residual requirement (5x PA requirement)	4,717
5% buffer (equals 5 year residual x 5%)	236
<b>Residual requirement + 5% buffer</b>	<b>4,953</b>
Annual requirement including any shortfall + 5% buffer	991
<b>Components of 5 year supply from 01/04/20 to 31/03/25</b>	
Strategic and other new allocations	4,170
Planning permissions	1,356
Windfall allowance	176
Students	686
Care homes	169
<b>Total 5 year supply</b>	<b>6,557</b>
<b>District wide 5 year supply</b>	<b>6.62</b>
<b>Surplus</b>	<b>1605</b>

4.3 Figure 4.1 shows the housing land supply trajectory. The trajectory shows:

- Stepped requirement of the CDLP in blue;
- Completions for each monitoring year since the base date of the Local Plan (2011/12 - 2019/20) in red<sup>10</sup>;
- The 5 year land supply in yellow; and
- Projected completions for each monitoring year to the end date of the Local Plan (2030/31) in green.

Figure 4.1: Housing land supply trajectory



<sup>10</sup> Further breakdown of completion data is available in Appendix B.

# Chapter 5: Site Commentary

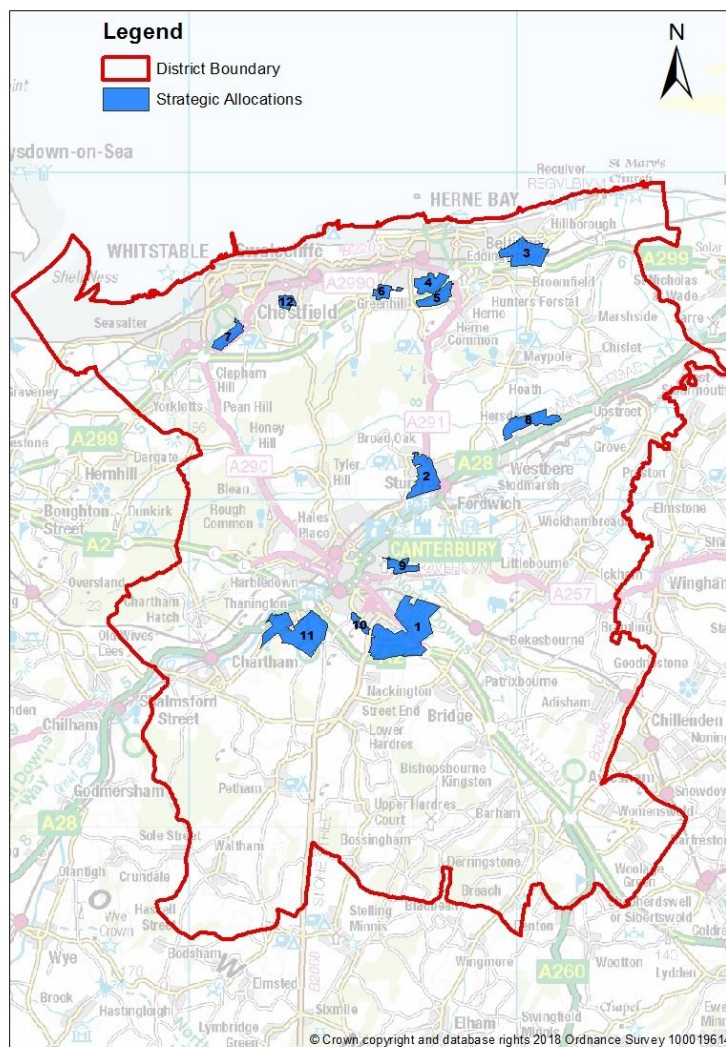
5.1 This chapter should be considered alongside *Appendix G: Statements of Common Ground*. Together they set out the progress towards delivery of the CDLP strategic site allocations.

5.2 The site commentary or Statements of Common Ground covers an assessment of deliverability, including:

- Current planning status (timescales and progress towards detailed permission);
- Numbers of homes under construction and completed each year;
- Affordable housing provision;
- Developer, house builders and site promoters involved in the site; and
- Whether delivery has progressed as expected (including commentary indicating the reasons for any acceleration or delays or any factors affecting build out rates).

## Strategic Sites

5.5 The twelve strategic sites were allocated in Policy SP3 of the CDLP.



Map 5.1 Strategic Sites in the District

## Statements of Common Ground

A Statement of Common Ground has been signed for 10 of the sites and are available in *Appendix G: Statements of Common Ground*. These sites are:

- Site 1: South Canterbury
- Site 2: Land at Broad Oak (Northern Section)
- Site 2: Land at Sturry (Southern Section)
- Site 4: Herne Bay Golf Course
- Site 5: Land at Strode Farm
- Site 6: Land at Greenhill
- Site 7: Land North of Thanet Way
- Site 8: North of Hersden
- Site 11, Parcel A: Land at Cockerling Farm, Thanington
- Site 11, Parcel B: Land at Cockerling Farm, Thanington

The remainder of this Chapter provides site commentary for the other strategic sites.

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### Site 3: Land at Hillborough, Herne Bay

This site has been divided into three parcels:

- **Parcel A** - This is the largest parcel and is being progressed by Taylor Wimpey. A hybrid application was registered in August 2017 for 900 residential units, including affordable housing. The application was refused at committee in early September, and that decision is currently being appealed.
- **Parcel B** - Is being progressed by Kitewood. An outline application for 180 dwellings was submitted in April 2019. The applicant has appealed against non-determination.
- **Parcel C** - Is being progressed by AE Estates, a local SME. It is anticipated that 170 dwellings will be delivered in this parcel.

#### **Parcel A**

##### Summary

Parcel A, hybrid application is comprised of the detailed elements:

- 193 residential units, including affordable housing.

The outline element of the application comprises of:

- 707 residential units, including affordable housing;
- 27,000 sq.m. of employment/ commercial floorspace (Use Class B1(a), B1(c), B2 and B8);
- 80 bed care home;
- Convenience store (Use Class A1, up to 500 sq.m.);
- 3 retail units (Use Class A1, A2, A3 or A5, up to 300 sq.m.);

- Community centre (Use Class D1, up to 550 sq.m.);
- Land for a two-form entry Primary School.

#### Deliverability Checklist:

The table below sets out what steps the council have taken to gain robust information about the site to inform the phasing and delivery.

Table 5.2: Site 3: Land at Hillborough, Herne Bay (Parcel A) deliverability checklist.

Deliverability Checklist	Yes	No
Is the developer part of the Housing Delivery Group and engaged in discussions on delivery with the Council including signing-off the Phasing Methodology	Y	
Did the council contact the developer/ house builder for direct information	Y	
Was direct information from the developer/ house builder obtained		N
Was phasing discussed with case officer for known site issues/ progress	Y	
Was phasing 'sense checked' against Phasing Methodology	Y	

#### Commentary on the site

The progress of application took longer than anticipated due to the complex nature and transport issues around the access road, upon which the two other parcels rely on. However, these were addressed and the Parcel A hybrid application was recommended by the officer for approval. However, at committee the application was refused. The applicant has appealed this decision and the appeal is anticipated in March 2021.

The site remains a strategic housing site within the Local Plan and we anticipate that the Inspector, through the appeal process, will address the detailed concerns raised by the Planning Committee, in order to approve the appeal. A decision is expected in April/ May 2021.

Over the next couple of months the applicant will identify the appropriate mitigation to overcome the water quality concerns raised by Natural England in relation to the Stodmarsh European Protected site. Strategic solutions have been agreed with Natural England for the South Canterbury and Sturry/Broad Oak applications and provide a basis for effective solutions to be implemented for other development sites in the district. This is not anticipated to cause further delays to a decision being issued in April/ May 2021.

The site is being progressed by Taylor Wimpey as freehold owners of the site, which removes any delays to lead in times caused by land transfer. Also, being a hybrid application completions could be expected quickly after a decision. The council considers a cautious

approach has been applied to the phasing to account for the current delays, and first completions are anticipated in 2024/25.

## Parcel B

### Summary

Parcel B, an outline application for proposed residential development for up to 180 dwellings with site access, open space and associated infrastructure.

### Deliverability Checklist:

The table below sets out what steps the council have taken to gain robust information about the site to inform the phasing and delivery.

Table 5.3: Site 3: Land at Hillborough, Herne Bay (Parcel B) deliverability checklist.

Deliverability Checklist	Yes	No
Is the developer part of the Housing Delivery Group and engaged in discussions on delivery with the Council including signing-off the Phasing Methodology	Y	
Did the council contact the developer/ house builder for direct information	Y	
Was direct information from the developer/ house builder obtained		N
Was phasing discussed with case officer for known site issues/ progress	Y	
Was phasing 'sense checked' against Phasing Methodology	Y	

### Commentary on the site

Parcel B's planning application has been appealed for non-determination, and the appeal has been arranged for February 2021. The site remains a strategic housing site within the Local Plan and we anticipate that the Inspector, through the appeal process, will address any concerns, in order to approve the appeal. A decision is expected in March/ April 2021.

Over the next couple of months the applicant will identify the appropriate mitigation to overcome the water quality concerns raised by Natural England in relation to the Stodmarsh European Protected site. Strategic solutions have been agreed with Natural England for the South Canterbury and Sturry/Broad Oak applications and provide a basis for effective solutions to be implemented for other development sites in the district. This is not anticipated to cause further delays to a decision being issued in March/ April 2021.

The delays to Hillborough Parcel A impacts this Parcel as access to the site is currently required through Parcel A. However, the applicant is actively looking for an alternative access route. The applicant has submitted a duplicate application. The council considers a

cautious approach has been applied to the phasing to account for the current delays, and first completions are anticipated in 2024/25.

### Parcel C

No completions are expected for Parcel C within the 5 year period. The council has taken a cautious approach to reflect the slippage caused by transport matters and the interdependencies with the other parcels.

## Site 9: Land at Howe Barracks

### Summary

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

- 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.
- The outline element of the application is for 500 residential units, including affordable housing.

Since granting the hybrid planning permission in 2015 five reserved matters applications have been submitted: Phase 1 for 171 dwellings which was granted in August 2017; the new distributor road connecting A257 (Littlebourne Road) with Chaucer Road which was granted April 2017; Phase 2 for 200 dwellings which was granted in April 2019; and Phase 3 which has been submitted as two planning applications, one for 122 dwellings and one for 7 dwellings, both are currently under consideration.

Table 5.4: Progress of Site 9: Land at Howe Barracks

Phase	Date	Other Information
Registration of hybrid planning application	July 2014	CA//14/01230 for 500 dwellings
Decision notice issued	15/12/2015	Granted Planning Permission
Registration of reserved matters	February 2017	CA//17/00193 - Phase 1 for 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
Reserved matters decision notice issued	19/07/2017	Granted Planning Permission

Registration of reserved matters	May 2018	CA//18/00910 - Phase 2 for 200 dwellings
Reserved matters decision notice issued	05/04/2019	Granted Planning Permission
Registration of reserved matters	October 2019	CA/19/10011 - Phase 3 for 122 dwellings
Reserved matters decision notice issued		Pending Decision
Registration of reserved matters	October 2019	CA/19/10015 - Phase 3 for 7 dwellings
Reserved matters decision notice issued		Pending Decision
Section 106, or other planning obligations agreed or signed	December 2015	
Work on site commenced (including demolition)	2017	
Dwelling completions	98 of 500	

Table 5.5: Amount of Affordable Units for each Phase

Phase	Affordable Units	Total Dwellings on site	Percentage affordable
1	45	171	26%
2	53	200	26.5%

Deliverability Checklist:

The table below sets out what steps the council have taken to gain robust information about the site to inform the phasing and delivery.



Table 5.6: Site 9: Land at Howe Barracks deliverability checklist.

Deliverability Checklist	Yes	No
Is the developer part of the Housing Delivery Group and engaged in discussions on delivery with the Council including signing-off the Phasing Methodology	Y	
Did the council contact the developer/ house builder for direct information	Y	
Was direct information from the developer/ house builder obtained		N
Was phasing discussed with case officer for known site issues/ progress	Y	
Was phasing 'sense checked' against Phasing Methodology	Y	

#### Commentary on the site

There are to be a range of sizes of units and tenures across the site. This site recorded first completions last year (13 dwellings) in the 2018/19 AMR. This year site surveys have recorded the following; 85 completions and the remainder of Phase 1 dwellings (73) are a substantial way under construction. Based on the number of dwellings under construction high build-out rates are expected to continue and this is reflected in the phasing.

Planning applications may be affected by the water quality concerns raised by Natural England in relation to the Stodmarsh European Protected site. Strategic solutions have been agreed with Natural England for the South Canterbury and Sturry/Broad Oak applications and provide a basis for effective solutions to be implemented for other development sites in the district. The Council is working closely with Natural England, developers and other key stakeholders to ensure that development is not unduly delayed by the water quality concerns. While a decision to these applications is expected in 2021, phasing has been adjusted to account for potential delays.

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

No completions are expected within the 5 year period. The council jointly owns the site with others, and its delivery is linked to Site 1: Land at South Canterbury. Based on the relationship between Site 1 and Site 10, the council has taken a cautious approach to the phasing of Site 10: Land at Ridlands Farm and Langton Field, Canterbury.

#### Site 12: Grasmere Gardens (Land South Of The Ridgeway)

##### Summary

A mixed use hybrid application, for 300 dwellings and 3,500sqm of employment floorspace, 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 was engaged in ongoing discussions with the developer and county council highways. The developer appealed the refusal; however significant progress towards resolving the technical issue was 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. Along with a signed S106 in September 2019.

The hybrid application includes:

- Detailed proposals for 140 dwellings; and
- Outline consent for 160 units and 3,500sqm of employment floorspace (B1a).

Deliverability Checklist:

The table below sets out what steps the council have taken to gain robust information about the site to inform the phasing and delivery.

Table 5.7: Site 12: Grasmere Gardens (Land South Of The Ridgeway)

Deliverability Checklist	Yes	No
Is the developer part of the Housing Delivery Group and engaged in discussions on delivery with the Council including signing-off the Phasing Methodology	Y	
Did the council contact the developer/ house builder for direct information	Y	
Was direct information from the developer/ house builder obtained	Y	
Was phasing discussed with case officer for known site issues/ progress	Y	
Was phasing 'sense checked' against Phasing Methodology	Y	

Commentary on the site

A hybrid application, including detailed permission for 140 dwellings was granted in 2019, along with a signed S106. Following on from this significant work has been undertaken towards progressing the site and discharging pre-commencement conditions. The developer has also confirmed their intention to be the housebuilder with a reserved matters application for subsequent phases anticipated to be submitted in mid to late 2021. Phasing has been updated to reflect the progression of the site.

Kitewood provided updated information on the phasing, showing slightly lower build out rates. The council reviewed the suggestions, inline with the Phasing Methodology, and considered these amendments appropriate. The council made the phasing adjustments, and the council is awaiting a signed SoCG.

## Chapter 6: Conclusion

6.1 This Statement sets out the land supply position for Canterbury District for the monitoring year (1 April 2019 - 31 March 2020). The council takes a cautious and robust approach, based on up-to-date information, national guidance and engagement with the development industry when phasing sites.

**6.2 The council is able to demonstrate a HDT result of 87% and a housing land supply of 6.62 years.**

## Appendix A: Checklist

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. Table A.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.

Table A.1: What information will annual reviews of 5 year land supply need to include?

<b>Assessments need to be realistic and made publicly available in an accessible format as soon as they have been completed.</b>	
<b>What assessments will be expected to include</b>	<b>Where in the document this can be found</b>
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 6: 'Site Commentary'  Appendix G: 'Statements of Common Ground'
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	Appendix G: '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 condition	Chapter 6: 'Site Commentary'  Appendix G: '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 6: 'Site Commentary'  Appendix G: 'Statements of Common Ground'
Details of firm progress with site assessment work	Chapter 6: 'Site Commentary'  Appendix G: 'Statements of Common Ground'

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, a commentary indicating the reasons for acceleration or delays to commencement on site or effects on build out rates	Chapter 6: 'Site Commentary'  Appendix G: 'Statements of Common Ground'
For small sites, details of their current planning status and record of completions and homes under construction by site	Appendix E: Extant Planning Permissions Table  Appendix F: C2 Planning Permissions table
Permissions granted for windfall development by year and how this compares with the windfall allowance	Chapter 2: 'Methodology'
Details of demolitions and planned demolitions which will have an impact on net completions	Appendix D: Local Plan Allocations Table  Appendix E: Extant Planning Permissions Table
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'

## Appendix B: Completion Data Table

Table B.1 sets out the breakdown of completions since the base date of the CDLP to this monitoring year (2011/12 - 2018/19). As discussed in *Chapter 2: Methodology*, in accordance with national guidance, the appropriate ratio has been applied<sup>11</sup>.

Table B.1 Net Completions within Canterbury District

Monitoring Year	Residential Dwelling Completions	Student Accommodation Completions	Care home and other specialists 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	55
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
2019/20	528	22	47	597

<sup>11</sup> The figures may not reflect those published by MHCLG in the Housing Reconciliation Flows.

# Appendix C: Housing Land Supply Summary Table

Table C.1: Summary Table of Housing Land Supply

<b>Components of Housing Land Supply</b>	<b>Strategic and Housing Allocations</b>	<b>Extant Planning Permissions</b>	<b>Small Site Windfall</b>	<b>Student Accommodation</b>	<b>Care homes</b>	<b>Total</b>
2020-21	201	222		461	76	<b>960</b>
2021-22	483	298		145	25	<b>951</b>
2022-23	995	375		80	36	<b>1,486</b>
2023-24	1,171	254	38		33	<b>1,496</b>
2024-25	1,320	207	138			<b>1,665</b>
2025-26	1,375	90	138			<b>1,603</b>
2026-27	1,343	70	138		57	<b>1,608</b>
2027-28	1,150		138		17	<b>1,305</b>
2028-29	836		138			<b>974</b>
2029-30	775		138			<b>913</b>
2030-31	794		138			<b>932</b>
<b>Total No. of units</b>	<b>10,443</b>	<b>1,516</b>	<b>1,004</b>	<b>686</b>	<b>243</b>	<b>13,892</b>

# Appendix D: Local Plan Allocations Table

Table D.1: Strategic and Housing Allocations

Index	Phasing												Total Units
	2020 / 21	2021 / 22	2022 / 23	2023 / 24	2024 / 25	2025 / 26	2026 / 27	2027 / 28	2028 / 29	2029 / 30	2030 / 31	Beyond 2030/31	
Site 1 Land at South Canterbury		50	100	150	300	300	300	300	300	300	300	1,600	<b>4,000</b>
Site 2 Broad Oak - Northern Section			75	75	75	75	75	81					<b>456</b>
Site 2 Land At Sturry - Southern Section			30	50	80	80	80	80	80	80	90		<b>650</b>
Site 3 (A) Land at Hillborough, Herne Bay					50	50	65	80	80	100	130	345	<b>900</b>
Site 3 (B) Land at Hillborough, Herne Bay					20	55	55	48					<b>178</b>
Site 3 (C) Land at Hillborough, Herne Bay							20	40	55	55			<b>170</b>
Site 4 Land at Herne Bay Golf Course, Herne Bay (CA/15/00844) <sup>12</sup>		20	72										<b>92</b>
Site 4 Land at Herne Bay Golf Course, Herne Bay (Phase 1B) (CA/16/02131)	43												<b>43</b>
Site 4 Land at Herne Bay Golf Course, Herne Bay (Phase 4) (CA/17/01296)	19	36											<b>55</b>
Site 4 Land at Herne Bay Golf Course, Herne Bay (Phase 5) (CA/18/02369)				55	54								<b>109</b>
Site 4 Land at Herne Bay Golf Course, Herne Bay (Eddington Park) (CA/18/02290)		3	45	45									<b>93</b>
Site 4 Land at Herne Bay Golf Course, Herne Bay (Eddington Park) (CA/18/02299)		4											<b>4</b>
Site 5 Land at Strode Farm, Herne Bay (CA/15/01317)			30	80	80	80	80	80	80	80	80	127	<b>797</b>
Site 6 Land at Greenhill, Herne Bay			50	75	75	75	75	75	25				<b>450</b>

<sup>12</sup> The remaining residential units are covered by Phase 6a which is under consideration



Index	Phasing												Total Units
	2020 / 21	2021 / 22	2022 / 23	2023 / 24	2024 / 25	2025 / 26	2026 / 27	2027 / 28	2028 / 29	2029 / 30	2030 / 31	Beyond 2030/31	
Site 7 North of Thanet Way, Whitstable (CA//15/01296)			53	100	70	39							262
Site 7 North of Thanet Way, Whitstable (CA//18/01664)		85	53										138
Site 8 Land North of Hersden				80	80	80	110	120	110	110	110		800
Site 9 Land at Howe Barracks, Canterbury (CA//14/01230)				50	79								129
Site 9 Land at Howe Barracks, Canterbury (Phase 1) (CA//17/00193)	73												73
Site 9 Land at Howe Barracks, Canterbury (Phase 2) (CA//18/00910)		85	80	35									200
Site 10 Land at Ridlands Farm and Langton Field, Canterbury						50	50	50	50	50	60		310
Site 11 (A) Land at Cockerling Farm, Thanington (CA//15/01479)			50	90	110	90	80	61					481
Site 11 (A) Land at Cockerling Farm, Thanington (Phase 1) (CA//17/02719)	40	80	90	40									250
Site 11 (B) Cockerling Road Thanington (CA//17/00519)			50	60	70	75	75	70					400
Site 12 Land South of Ridgeway (Grasmere pasture) Chestfield (CA//17/00469)		10	60	60	60	60	50						300
St Martin's Hospital, Canterbury					55	55	54						164
Land at Bullockstone Road, Herne Bay						50	50	50	40				190
Barham Court Farm, Barham					10	15							25
Kingsmead Field (CA//18/00970)	3	6	7										16
HB Golf Driving range Greenhill (SHLAA 12)						20	20						40
Land adjacent to Herne Bay Golf Driving range Greenhill (SHLAA 199)						20	20						40

Index	Phasing												Total Units
	2020 / 21	2021 / 22	2022 / 23	2023 / 24	2024 / 25	2025 / 26	2026 / 27	2027 / 28	2028 / 29	2029 / 30	2030 / 31	Beyond 2030/31	
Land adjacent to Cranmer and Aspinall Close, Bekesbourne (CA/16/01975)	15												15
Land to rear of 51 Rough Common Road, Rough Common adj to existing allocation (SHLAA 78)					12								12
CA559 Rough Common Rd, Rough Common				16									16
CA481 Adj Canterbury West Station, Canterbury				20									20
Kingsmead depot, Canterbury (CA/17/02092)		49	125	15									189
CA282 St Johns Lane Employment Exch, Canterbury											24		24
CA482 Canterbury East Station (North Side) Car Park						24							24
CA278 Northgate Car Park, Canterbury							21						21
CA043B Rosemary Lane Car Park, Canterbury		20											20
CA047 St Radigund's Place, Canterbury						7							7
CA281 Hawks Lane, Canterbury							9						9
CA286 St John's Lane Car Park, Canterbury						5							5
CA308 124 & adjoining Middle Wall, Whitstable							7						7
CA340 Garage Site, Kings Road, Herne Bay					20	23							43
CA347 Ivy Lane North, Canterbury		10											10
CA477 Holmans Meadow Car Park, Canterbury						20							20
CA488 Land East of White Horse Lane, Canterbury				10									10
CA491 Herne Bay Station, Land at				15	20								35

Index	Phasing												Total Units
	2020 / 21	2021 / 22	2022 / 23	2023 / 24	2024 / 25	2025 / 26	2026 / 27	2027 / 28	2028 / 29	2029 / 30	2030 / 31	Beyond 2030/31	
CA503 BT Car Park, Upper Chantry Lane, Canterbury							20						20
CA507 Castle Street Car Park, Canterbury						27	27						54
CA524 Tankerton Rd car park & (garage), Whitstable				17									17
CA530 Ladysmith Grove (UCS Site W17), Land at								15	16				31
HB2 Beach Street (Herne Bay Area Action Plan), Herne Bay				33									33
Herne Bay Bus Depot, Herne Bay (CA//17/02055)		25	25										50
Sea Street (Green's Warehouse), Whitstable (CA//16/00375)	8												8
<b>Total</b>	<b>201</b>	<b>483</b>	<b>995</b>	<b>1,171</b>	<b>1,320</b>	<b>1,375</b>	<b>1,343</b>	<b>1,150</b>	<b>836</b>	<b>775</b>	<b>794</b>	<b>2,072</b>	<b>12,515</b>

# Appendix E: Extant Planning Permissions Table

Table E.1: Extant Planning Permissions

Permitted Application Number	Postal address	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing beyond 2024/25
CA/12/00564	Freshfields Westcourt Lane, Woolage Green, Canterbury	1					
CA/13/00195	Herne Bay Court, Canterbury Road, Herne Bay		35	35	40	47	
CA/14/01125	159 Ashford Road, Canterbury	1					
CA/14/02452	27-28 Burgate, Canterbury	2					
CA/15/00102	68 Old Dover Road, Canterbury,	-1					
CA/15/00410	Land adjacent to 10 Cogans Terrace, Canterbury	1					
CA/15/00683	Larkey Woods Farm, Cockerling Road, Chartham		5	5			
CA/15/01572	Builders Yard, Tile Kiln Hill, Blean.					4	
CA/15/01794	2 Chapel Street, Herne Bay		1				
CA/15/01848	Whitstable Post Office, Gladstone Road, Whitstable	12					
CA/15/02150	3 Laxton Way, Chestfield	1					
CA/15/02248	54 Sea View Road, Herne Bay		1				
CA/15/02374	13A Monastery Street, Canterbury	4					
CA/15/02488	Penny Lodge, Tower Hill, Whitstable		1				
CA/15/02655	Land adjacent to 80 Albany Drive, Herne Bay		1				
CA/16/00222	Old Brewery Business Centre, 75 Stour Street, Canterbury	5					

Permitted Application Number	Postal address	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing beyond 2024/25
CA//16/00361	Blue Anchor Stores, Faversham Road, Seasalter, Whitstable		2				
CA//16/00404	Hoplands Farm, Island Road, Hersden, Westbere				24	50	
CA//16/00413	Land at Hollow Lane, Canterbury	1					
CA//16/00513	153 Mortimer Street, Herne Bay	2					
CA//16/00526	30 Harkness Drive, Canterbury		-1	1			
CA//16/00609	53 Dargate Road, Yorkletts, Whitstable,		1				
CA//16/00665	6 Teynham Road, Whitstable	8					
CA//16/00673	Land to the south of Island Road (A28), former Chislet Colliery, Hersden, Westbere			30	90	90	160
CA//16/00762	Land at Regency Place, Canterbury		1				
CA//16/00788	26 Daytona Way, Herne Bay		1				
CA//16/00823	27 Hazlemere Road, Seasalter, Whitstable	1					
CA//16/00902	Land Adjacent to 105 Margate Road, Herne		1				
CA//16/01080	62 London Road, Canterbury		1				
CA//16/01081	9 Link Road, Tyler Hill, Hackington		-1				
CA//16/01337	First & Second Floors, 140 High Street, Herne Bay		3				
CA//16/01346	Northgate House, 115-120 Northgate, Canterbury		14	10			
CA//16/01502	Land adjoining Goose Farm, Shalloak Road, Broad Oak, Canterbury		5	5			
CA//16/01604	5 High Street, Whitstable		2	4			

Permitted Application Number	Postal address	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing beyond 2024/25
CA//16/01610	6 St David's Close, Whitstable		1				
CA//16/01836	Stonecrop, Hoath Road, Sturry	1					
CA//16/01844	10 Upper Bridge Street, Canterbury		8				
CA//16/01868	21 St Georges Terrace, Herne Bay		7				
CA//16/01909	31 Douglas Road, Herne Bay		-1				
CA//16/01960	Land adjacent to 54 Northgate, Canterbury,	4					
CA//16/01981	The Barn, St Peters Place, Canterbury	1					
CA//16/02055	8b-11 North Lane, Canterbury	2	5				
CA//16/02396	19 Gordon Road, Canterbury	1					
CA//16/02426	64-65 Central Parade, Herne Bay		12				
CA//16/02457	Fairview Poultry Farm, Marley Lane, Hoath		1				
CA//16/02555	28-30 St Peters Street, Canterbury	10	12				
CA//16/02559	Whiteacre Barn, Whiteacre Lane, Waltham	1					
CA//16/02596	9 West Cliff Gardens, Herne Bay		1				
CA//16/02820	The Malthouse, Malthouse Road, Canterbury			6			
CA//16/02880	Land Adjacent Castleton Cottage, North Stream, Marshside, Chislet		1				
CA//16/02915	Land at Sweechgate, Broad Oak, Sturry		3	3			
CA//16/02931	Days Yard, Shaftesbury Road, Whitstable	12					
CA//17/00033	11 Gainsborough Drive, Herne Bay	-1	2				

Permitted Application Number	Postal address	Phasing 2020/21	Phasing 2021/22	Phasing 2022/23	Phasing 2023/24	Phasing 2024/25	Phasing beyond 2024/25
CA/17/00144	45 Argyle Road, Whitstable		1				
CA/17/00306	122 Bingley Court, Canterbury	-1					
CA/17/00459	Eddinton Lee, Underdown Lane, Herne Bay	1					
CA/17/00496	60 Pier Avenue, Herne Bay	1					
CA/17/00639	Dene Farm, Manns Hill, Bossingham, Upper Hardres	3					
CA/17/00695	Stanley House, Chartham Downs Road, Chartham		1	2			
CA/17/00768	Badgers Mount, 1 Conyngham Lane, Bridge		-1	1			
CA/17/00809	Arter Brothers, Eagle Motor Works, Old Dover Road, Barham	10					
CA/17/00825	Nethersole Cottage, The Street, Womensworld	1					
CA/17/00829	Hoods Place, 64 The Street, Kingston		1				
CA/17/01030	2A Vulcan Close, Whitstable		1				
CA/17/01146	99-101 High Street, Whitstable		0				
CA/17/01147	118 Joy Lane, Whitstable		1				
CA/17/01222	Land adjacent to 29 Joy Lane, Whitstable		1				
CA/17/01284	98 Central Parade, Herne Bay		2				
CA/17/01343	Hillside Cottage, Wood Hill, Canterbury	2					
CA/17/01376	4 St Annes Road, Whitstable		-1	1			
CA/17/01391	Builders Yard and, 14 Ivy Lane, Canterbury		3	3			
CA/17/01512	140 Reculver Road, Herne Bay		1				

<b>Permitted Application Number</b>	<b>Postal address</b>	<b>Phasing 2020/21</b>	<b>Phasing 2021/22</b>	<b>Phasing 2022/23</b>	<b>Phasing 2023/24</b>	<b>Phasing 2024/25</b>	<b>Phasing beyond 2024/25</b>
CA/17/01521	Land adjacent to 64 Warwick Road, Canterbury						8
CA/17/01528	Sunnybank, Iffin Lane, Canterbury	1					
CA/17/01551	Site of the former Sturry Road Social Club, East Street, Canterbury		5	5			
CA/17/01562	32-33 Watling Street, Canterbury		1				
CA/17/01611	28 Reculver Drive, Herne Bay		1				
CA/17/01632	St Benedict Nursing Home, 22-23 St George's Terrace, Herne Bay		5	5			
CA/17/01766	Land to east of The Chapel, Godfrey Gardens, Chartham		2				
CA/17/01793	44 Ridgeway Road, Herne	1					
CA/17/01918	33 Fleetwood Avenue, Herne Bay	1					
CA/17/01958	60 Borstal Hill, Whitstable		1				
CA/17/02044	The Warehouse, Sea Street, Whitstable		1				
CA/17/02072	7 Hoath Farm, Bekesbourne Lane, Canterbury		2				
CA/17/02085	38 High Street, Whitstable		1				
CA/17/02100	Land at Homeside Farmhouse, The Street, Bossingham, Upper Hardes		1				
CA/17/02123	The Vicarage, 23 High Street, Bridge		1				
CA/17/02479	5 Sea Street, Whitstable		1				
CA/17/02513	Land Adjacent to 34 Puffin Road, Herne Bay		10	20	10		
CA/17/02560	Two Acres, Hardes Court Road, Canterbury		-1	5			



<b>Permitted Application Number</b>	<b>Postal address</b>	<b>Phasing 2020/21</b>	<b>Phasing 2021/22</b>	<b>Phasing 2022/23</b>	<b>Phasing 2023/24</b>	<b>Phasing 2024/25</b>	<b>Phasing beyond 2024/25</b>
CA/17/02651	Land south of The Golden Lion, Mayton Lane, Broad Oak		1				
CA/17/02672	Land at 73 Middle Wall, Whitstable		1				
CA/17/02675	Land adjoining 65 Sea Street, Herne Bay		1				
CA/17/02728	Land rear of Hollydene, Staines Hill, Canterbury		1				
CA/17/02777	Rear of 40 Dargate Road, Yorklets, Whitstable		1				
CA/17/02801	Highlands, Hackington Close, Canterbury		1				
CA/17/02857	2 Miller Avenue, Canterbury		1				
CA/17/02892	Land to rear of 163 Ashford Road, Thanington		1				
CA/17/02913	Hoplands Farm, Island Road, Westbere	21	50	50	34		
CA/18/00053	Land to rear of 85-99 Cornwallis Circle, Whitstable		1				
CA/18/00116	128-130 Sea Street, Herne Bay		1	2			
CA/18/00128	Chaucer House, 15 The Friars, Canterbury		1				
CA/18/00151	7 Whitstable Road, Blean		1				
CA/18/00181	The Pastures, Hoath Road, Sturry		1				
CA/18/00192	2 Alvis Avenue, Herne Bay	1					
CA/18/00214	250 Wincheap, Canterbury		1				
CA/18/00236	4 Coopers Court, Ropersole Farm, Womenswold,		1				
CA/18/00282	1-9 Kings Road, Herne Bay		4	5			

<b>Permitted Application Number</b>	<b>Postal address</b>	<b>Phasing 2020/21</b>	<b>Phasing 2021/22</b>	<b>Phasing 2022/23</b>	<b>Phasing 2023/24</b>	<b>Phasing 2024/25</b>	<b>Phasing beyond 2024/25</b>
CA//18/00315	Under Trees Farm Barn, Under Trees Farm, Undertrees Farm Road, Wickhambreaux		1				
CA//18/00376	30 Fitzroy Road, Whitstable	1					
CA//18/00410	15 Castle Road, Whitstable	3					
CA//18/00436	21 Wincheap, Canterbury		1				
CA//18/00438	7-9 Ethelbert Road, Canterbury	9					
CA//18/00446	Whitelocks Barn, The Street, Kingston				1		
CA//18/00459	Highstead Riding School, Highstead, Chislet				2		
CA//18/00466	107A Tankerton Road, Whitstable		2	2			
CA//18/00481	Herne Bay Post Office, Endeavour House, 5 Cavendish Road, Herne Bay		3	4			
CA//18/00541	43 Preston Parade, Seasalter, Whitstable	1					
CA//18/00566	Mill Farm, Radfall Road, Chestfield		2				
CA//18/00576	Scruffy Duck, 10 William Street		5	10	5		
CA//18/00586	The Coach House, Mortimer Street, Herne Bay		2				
CA//18/00598	Dockers Field Farm, Pean Hill, Blean		3				
CA//18/00616	Land adjoining The Old Forge, Church Lane, Kingston		1				
CA//18/00712	1 Leggetts Lane, Whitstable	1					
CA//18/00715	38 Grasmere Road, Chestfield		1				
CA//18/00761	Durleigh, 1 The Circus, Herne Bay		1				

<b>Permitted Application Number</b>	<b>Postal address</b>	<b>Phasing 2020/21</b>	<b>Phasing 2021/22</b>	<b>Phasing 2022/23</b>	<b>Phasing 2023/24</b>	<b>Phasing 2024/25</b>	<b>Phasing beyond 2024/25</b>
CA//18/00777	13 Orchard Street, Canterbury		-1				
CA//18/00913	Rose Cottage, Rayham Road, Whitstable	1					
CA//18/00941	28 New House Close, Thanington	2					
CA//18/00972	3 Bridge Down, Bridge		1				
CA//18/00977	120 Joy Lane, Whitstable	1	1				
CA//18/00983	139, 139A, 139B & 139C Tankerton Road, Whitstable	7					
CA//18/01014	Land at Cherry Drive, Canterbury	1					
CA//18/01041	Running Water, Wingate Hill, Harbledown		1				
CA//18/01044	42 Marine Crescent, Whitstable		-1	1			
CA//18/01054	The Grey Bungalow, Valley Road, Barham	1					
CA//18/01056	Land adjacent to Old Coal Yard, Belmont Road, Whitstable		1	2			
CA//18/01078	Broadway Green Farm, Broadway, Canterbury		1				
CA//18/01102	Land At, The Retreat, London Road, Upper Harbledown					2	
CA//18/01108	Hoplands Farm, Island Road, Hersden, Westbere		1				
CA//18/01119	32 Woodlawn Street, Whitstable		0				
CA//18/01177	Land at 9 Whitelocks Close, Kingston		1				
CA//18/01201	Court Lodge Farm, Church Lane, Petham	5					
CA//18/01234	Marsh House, St Peter's Road, Whitstable		-3	7			
CA//18/01252	36 Preston Parade, Seasalter, Whitstable	1					

<b>Permitted Application Number</b>	<b>Postal address</b>	<b>Phasing 2020/21</b>	<b>Phasing 2021/22</b>	<b>Phasing 2022/23</b>	<b>Phasing 2023/24</b>	<b>Phasing 2024/25</b>	<b>Phasing beyond 2024/25</b>
CA//18/01280	Land at Ladesfield, Vulcan Close, Whitstable				7	7	
CA//18/01328	Farncombe, Manns Hill, Bossingham, Upper Hardres		1				
CA//18/01422	1 Lismore Road, Whitstable			1			
CA//18/01458	Court Lodge, Manns Hill, Bossingham, Upper Hardres			1			
CA//18/01492	Highland House Retirement Home, Littlebourne Road, Canterbury			-1			
CA//18/01513	23 Bifrons Road, Bekesbourne			1			
CA//18/01607	Ivy House, Maypole Road, Hoath			1			
CA//18/01610	Rushbourne Manor, Hoath Road, Hoath			3	3		
CA//18/01689	Bobbin Lodge Farm, Bobbin Lodge Hill, Chartham			1	2		
CA//18/01791	Land adj to 8 Margate Road, Herne			1			
CA//18/01858	Land to the rear of 173 and 175 Ashford Road, Thanington			1			
CA//18/01863	Barton Field Farm Bungalow, Wingham Road, Ickham			-1	1		
CA//18/01887	23 Pound Lane, Canterbury			-1	2		
CA//18/01896	Land Adj 18, Clifford Road, Whitstable			1			
CA//18/01920	34 St Annes Road, Whitstable				1		
CA//18/01941	Land rear of 12 Gorse Lane, Herne			2			
CA//18/01980	2 Bowyer Road, Seasalter, Whitstable				1		

<b>Permitted Application Number</b>	<b>Postal address</b>	<b>Phasing 2020/21</b>	<b>Phasing 2021/22</b>	<b>Phasing 2022/23</b>	<b>Phasing 2023/24</b>	<b>Phasing 2024/25</b>	<b>Phasing beyond 2024/25</b>
CA//18/01996	81 Spenser Road, Herne Bay	1					
CA//18/01998	B1 Building, Farthings Wood Rise, Calcott Hill, Sturry		1				
CA//18/02035	Land off The Hill and Jubilee Road, Littlebourne	15	30	30	12		
CA//18/02131	Hoath Village Hall, Church Road, Hoath	2	7				
CA//18/02149	109 Chestfield Road, Chestfield		-1	1			
CA//18/02153	8 Tankerton Road, Whitstable		-1	1			
CA//18/02157	57 Grand Drive, Herne Bay					1	
CA//18/02178	The Birds Nest, Calcott Hill, Sturry		0				
CA//18/02250	The Old Farm House, The Drive, Chestfield		1				
CA//18/02273	1 Surrey Road, Canterbury		2				
CA//18/02294	Land rear of 28 Eddington Lane, Herne Bay		1				
CA//18/02326	12 Jayne Walk, Whitstable		1				
CA//18/02334	10 High Street, Sturry				1		
CA//18/02347	8 Cockering Road, Thanington		-1	2			
CA//18/02390	1 Raymond Avenue, Canterbury	2					
CA//18/02402	11 Valkyrie Avenue, Whitstable	1					
CA//18/02434	2-2A Ethelbert Road, Canterbury		-7	10			
CA//18/02445	45 Joy Lane, Whitstable		1				
CA//18/02475	2 Bekesbourne Lane, Littlebourne	4					

<b>Permitted Application Number</b>	<b>Postal address</b>	<b>Phasing 2020/21</b>	<b>Phasing 2021/22</b>	<b>Phasing 2022/23</b>	<b>Phasing 2023/24</b>	<b>Phasing 2024/25</b>	<b>Phasing beyond 2024/25</b>
CA//18/02512	St John Stone House, 41 St Thomas Hill, Canterbury		4	4			
CA//18/02579	Holmbury, Church Road, Littlebourne	2					
CA//19/00041	12 North Lane, Canterbury		1				
CA//19/00116	Parham Student Village: 8-13 Albert Mews, 105 Sturry Road; 1-4 Riverdale House, Sturry Road; 1-3 Parham Close, Parham Road; 1-12 Becket Mews, Parham Close	24					
CA//19/00117	62 Chestfield Road, Chestfield		1				
CA//19/00133	Land adjoining Linden Lea, 2 Blean Common, Blean		1				
CA//19/00147	Boundary House, St Stephen's Hill, Canterbury		-1	1			
CA//19/00149	52-54 Hillman Avenue, Herne Bay			-1	2		
CA//19/00154	167 Shalmsford Street, Chartham	1					
CA//19/00159	35 Island Road, Sturry					2	
CA//19/00160	6 Western Esplanade, Herne Bay	2					
CA//19/00179	High Rews, Canterbury Road, Herne Common, Herne		1				
CA//19/00182	Hoath Farm, Bekesbourne Lane, Canterbury			2			
CA//19/00225	53 Palace Street, Canterbury		1				
CA//19/00272	108A Reculver Road, Herne Bay	1					
CA//19/00274	Land Rear of 33 West Cliff, Whitstable	1					

<b>Permitted Application Number</b>	<b>Postal address</b>	<b>Phasing 2020/21</b>	<b>Phasing 2021/22</b>	<b>Phasing 2022/23</b>	<b>Phasing 2023/24</b>	<b>Phasing 2024/25</b>	<b>Phasing beyond 2024/25</b>
CA//19/00279	29 High Street, Herne Bay		1				
CA//19/00325	Taylor's Barn, Hoath Farm, Bekesbourne Lane, Canterbury	1					
CA//19/00362	The Retreat and Beach Cottage, Seasalter Beach, Whitstable	0					
CA//19/00432	Land adjacent to 44A St Mary's Grove, Seasalter, Whitstable		1				
CA//19/00444	52 Tankerton Road, Whitstable		-1	1			
CA//19/00456	53 Joy Lane, Whitstable			1	2		
CA//19/00463	5 Hawthorn Corner, Herne Bay		-1				
CA//19/00467	Land adjacent to 63 Sherwood Drive, Whitstable			1			
CA//19/00527	209 Tankerton Road, Whitstable	2					
CA//19/00533	The Paddock, Highstreet Road, Hernehill, Whitstable		1				
CA//19/00564	49-55 Canterbury Road, Whitstable		-1	2	3		
CA//19/00609	Land Rear Of 29/30 Oaten Hill, Oaten Hill Place, Canterbury	1					
CA//19/00613	Land adjacent to 8 Payton Mews, Canterbury		1				
CA//19/00615	Boarded House Farm, Canterbury Road, Herne Common, Herne		-1	1			
CA//19/00626	Chestfield Medical Centre, Reeves Way, Chestfield			1			
CA//19/00657	6 Palace Street, Canterbury			1	1		
CA//19/00713	Highlands, Hackington Close, Canterbury			-1	2		

<b>Permitted Application Number</b>	<b>Postal address</b>	<b>Phasing 2020/21</b>	<b>Phasing 2021/22</b>	<b>Phasing 2022/23</b>	<b>Phasing 2023/24</b>	<b>Phasing 2024/25</b>	<b>Phasing beyond 2024/25</b>
CA//19/00777	66 Borstal Hill, Whitstable			1	2		
CA//19/00788	16 Chapel Lane, Blean		1				
CA//19/00825	8 William Street, Herne Bay		-2	2	2		
CA//19/00846	Rosary House, Aerodrome Road, Bekesbourne						3
CA//19/00882	Land at 1A Warwick Road, Canterbury			1			
CA//19/00966	52 King Street, Canterbury		1				
CA//19/00971	Land Off Granary Place, Rear Of 3-7 Borstal Hill, Whitstable	1					
CA//19/00983	19 Millstrood Road, Whitstable		-1	1			
CA//19/01001	83 Tankerton Road, Whitstable	2					
CA//19/01032	Land adjacent to Bridge Knoll, Stuppington Lane, Canterbury		1				
CA//19/01043	9 Daimler Avenue, Herne Bay		0				
CA//19/01072	Augustine House, Beech Avenue, Chartham		1				
CA//19/01113	34 Greenhill Road, Herne Bay	1					
CA//19/01125	32 Vauxhall Avenue, Herne Bay		-1	1			
CA//19/01152	4 Herne Bay Road, Whitstable	1					
CA//19/01226	14 New Dover Road, Canterbury		-1				
CA//19/01235	41- 45 Northgate, Canterbury		-1	5	5		
CA//19/01248	1 Sandpiper Road, Whitstable	0					
CA//19/01251	Ladybarn, The Drive, Chestfield		-1	1			
CA//19/01313	The Swallows, Old Dover Road, Barham		1				



<b>Permitted Application Number</b>	<b>Postal address</b>	<b>Phasing 2020/21</b>	<b>Phasing 2021/22</b>	<b>Phasing 2022/23</b>	<b>Phasing 2023/24</b>	<b>Phasing 2024/25</b>	<b>Phasing beyond 2024/25</b>
CA//19/01322	Land adjacent to 9 Florence Avenue, Whitstable	1					
CA//19/01327	55 Mill Lane, Harbledown		-1	1			
CA//19/01332	28 Hazlemere Road, Seasalter, Whitstable	1					
CA//19/01342	Little Eaton Farm, Pett Bottom Road, Lower Hardres		1				
CA//19/01364	80 South Street, Whitstable		-1	2			
CA//19/01385	Salad Days, Seasalter Beach, Seasalter, Whitstable		-1	1			
CA//19/01386	59 Northwood Road, Whitstable		-1	1			
CA//19/01486	54 Osborne Gardens, Herne Bay		-1				
CA//19/01495	Honey Hill Farm, 11 Honey Hill, Blean		1				
CA//19/01498	Sweech Farm, Herne Bay Road, Sturry			3	2		
CA//19/01500	Carbery, Ashbee Gardens, Herne Bay			1			
CA//19/01503	85 Island Road, Sturry	1					
CA//19/01512	Laundry Cottage, 41 Conyngham Lane, Bridge		1				
CA//19/01520	60 Marine Parade, Whitstable		-1	2	3		
CA//19/01522	Copse End, Ford Walk, Yorkletts, Whitstable		-1	1			
CA//19/01537	25 Burgate, Canterbury	1					
CA//19/01553	33 Bournemouth Drive, Herne Bay		-1	1			
CA//19/01589	Gatesgarth, South View, Island Road, Hersden	1					
CA//19/01594	Eden Lodge, 9 St Stephen's Hill, Canterbury		-1	1			
CA//19/01601	The Spinney, Hackington Close, Canterbury		-1	1			

<b>Permitted Application Number</b>	<b>Postal address</b>	<b>Phasing 2020/21</b>	<b>Phasing 2021/22</b>	<b>Phasing 2022/23</b>	<b>Phasing 2023/24</b>	<b>Phasing 2024/25</b>	<b>Phasing beyond 2024/25</b>
CA//19/01607	Carbery, Ashbee Gardens, Herne Bay		-1	1			
CA//19/01640	Land adjacent to 88 Beltinge Road, Herne Bay	1					
CA//19/01642	165 Station Road, Herne Bay		-1		2		
CA//19/01695	11 Hodgson Road, Seasalter, Whitstable	1					
CA//19/01711	The Manor, Park Place, Herne		1		2		
CA//19/01722	Little Hoplands, Island Road, Hersden		1				
CA//19/01752	Land rear of 77 Rough Common Road, Rough Common, Harbledown		1				
CA//19/01768	36 Margate Road, South Of Thanet Way, Herne				3	3	
CA//19/01815	40A Maydowns Road, Chestfield				1		
CA//19/01824	127 Tankerton Road, Whitstable	3	4				
CA//19/01842	Horizon, Rayham Road, Whitstable				1		
CA//19/01906	Leascroft, The Drive, Chestfield		-1		2		
CA//19/01913	Land Rear Of 208 Tankerton Road, Pier Avenue, Whitstable	1					
CA//19/01977	Redwalls, Stodmarsh Road, Canterbury				2		
CA//19/02011	Ashcroft, Invicta Road, Whitstable	1					
CA//19/02037	7 High Street, Canterbury		2		3		
CA//19/02072	Lopin, 23 Bayview Road, Whitstable				1		
CA//19/02073	Land Opposite 1 And 2 Beech Court, Nunnery Fields, Canterbury				1		
CA//19/02101	56 Dargate Road, Yorkletts, Whitstable		-1		1		

<b>Permitted Application Number</b>	<b>Postal address</b>	<b>Phasing 2020/21</b>	<b>Phasing 2021/22</b>	<b>Phasing 2022/23</b>	<b>Phasing 2023/24</b>	<b>Phasing 2024/25</b>	<b>Phasing beyond 2024/25</b>
CA/19/02142	248 Wincheap, Canterbury		-1	2			
CA/19/10008	Site Of Former Oil Depot, Union Road, Bridge				1		
CA/19/10046	18 Margate Road, South Of Thanet Way, Herne, Herne Bay		-1	2			
CA/19/10056	10 Hunton Gardens, Canterbury				1		
CA/19/10064	Land Adj 88, Beltinge Road, Herne Bay	1					
CA/19/10107	25 Daytona Way, Herne Bay		-1	2			
CA/19/10139	10-12 Wolseley Avenue, Herne Bay		-1	2			
CA/19/10187	Westwood, Hackington Close, Canterbury		-1	2			
CA/19/10222	19 Flagstaff Court, Canterbury		-1	1			
CA/19/10242	Land To The Rear Of Rosedene Apartments, 137 Canterbury Road, Herne Bay				1		
CA/19/10258	29 Herne Bay Road, Whitstable		-1	1			
CA/19/10311	Durham House, 69 Canterbury Road, Herne Bay				2		
CA/19/10348	Farnham House, Merton Lane, Lower Hardres, Canterbury		-1	1			
CA/19/10378	1 Rose Cottages, Canterbury Road, Herne Common, Herne Bay		-1				
CA/19/10379	48 New Dover Road, Canterbury				4	5	
CA/19/10418	32 Woodlawn Street, Whitstable	-1					
CA/20/00080	16A Norman Road, Canterbury	-1					
CA/20/00082	118A High Street, Herne Bay		2				

<b>Permitted Application Number</b>	<b>Postal address</b>	<b>Phasing 2020/21</b>	<b>Phasing 2021/22</b>	<b>Phasing 2022/23</b>	<b>Phasing 2023/24</b>	<b>Phasing 2024/25</b>	<b>Phasing beyond 2024/25</b>
CA/20/00109	The Spinney, Hackington Close, Canterbury		-1	2			
CA/20/00208	Westwood, Hackington Close, Canterbury				1		
CA/20/00223	46 Reculver Drive, Herne Bay		-1	1			
<b>Total</b>		<b>222</b>	<b>298</b>	<b>375</b>	<b>254</b>	<b>207</b>	<b>160</b>

# Appendix F: C2 Planning Permissions table

Table F.1: Student Accommodation Planning Permissions

<b>Permitted Application Number</b>	<b>Postal address</b>	<b>Phasing 2020/21</b>	<b>Phasing 2021/22</b>	<b>Phasing 2022/23</b>	<b>Phasing 2023/24</b>	<b>Phasing 2024/25</b>	<b>Phasing beyond 2024/25</b>
CA//15/00102	68 Old Dover Road, Canterbury		26				
CA//15/02333	Tyler Court, land rear of 121A Sturry Road, Canterbury		2				
CA//16/00220	51 Hackington Road, Tyler Hill, Hackington	1					
CA//17/00518	16 Starle Close, Canterbury		-6				
CA//17/00648	57-61 Military Road, Canterbury	80					
CA//17/01263	190 Wincheap, Canterbury	28					
CA//17/02092	Canterbury Riverside, Kingsmead Road and Sturry Road, Canterbury		79	80			
CA//17/02339	Theatre House, 4-6 Orange Street, Canterbury		4				
CA//18/01667	The Annexe, Old Ruttington Lane and, 41-42 Broad Street, Canterbury	21					
CA//18/02273	1 Surrey Road, Canterbury		-2				
CA//18/02364	Franciscan International Study Centre, Giles Lane, Blean	110					
CA//19/00514	28-30 St Peters Street, Canterbury	143					
CA//19/01602	21 New Dover Road, Canterbury	17					
CA//19/01858	5-5A Rhodaus Town, Canterbury	61					
CA1702456	Former St Mary Bredin School, Rhodaus Town, Canterbury		42				
<b>Total</b>		<b>461</b>	<b>145</b>	<b>80</b>	<b>0</b>	<b>0</b>	<b>0</b>

Table F.2: Care Home Planning Permissions

<b>Permitted Application Number</b>	<b>Postal address</b>	<b>Phasing 2020/21</b>	<b>Phasing 2021/22</b>	<b>Phasing 2022/23</b>	<b>Phasing 2023/24</b>	<b>Phasing 2024/25</b>	<b>Phasing beyond 2024/25</b>
CA//15/01479	Land off Cockerling Road, Thanington					33	17
CA//16/00426	Beacon Hill Lodge Nursing Home, 18 Beacon Hill		20				
CA//16/02097	The Old Farmhouse Residential Home, 48 Hollow Lane				2		
CA//16/02119	High Meadow Nursing Home, 126-128 Old Dover Road				1		
CA//17/00465	Estuary View Business Park, Boorman Way, Whitstable		56				57
CA//17/00518	16 Starle Close, Canterbury				6		
CA//17/01632	St Benedict Nursing Home, 22-23 St George's Terrace, Herne Bay				-14		
CA//17/02034	Redwells, Stodmarsh Road, Canterbury				2		
CA//18/00490	Land at Cockerling Road, Thanington					36	
CA//18/01933	The Old Farmhouse Residential Home, 48 Hollow Lane, Canterbury				3		
CA//19/00463	5 Hawthorn Corner, Herne Bay				3		
CA/19/10385	Highland House Retirement Home, Littlebourne Road, Canterbury				23		
<b>Total</b>		<b>76</b>	<b>25</b>	<b>36</b>	<b>33</b>	<b>0</b>	<b>74</b>

# Appendix G: Statements of Common Ground

Statements of Common ground were prepared and signed Autumn 2020 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.

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 2020/21 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 5 yr HLS which are agreed between parties.

	2020/21	2021/22	2022/23	2023/24	2024/25
	Year 1	Year 2	Year 3	Year 4	Year 5
Housing Delivery Phasing (2019/20)		50	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
Is the developer part of the Housing Delivery Group and engaged in discussions on delivery with the Council including signing-off the Phasing Methodology	x	
Was direct information from the developer/ house builder obtained	x	
Was phasing discussed with case officer for known site issues/ progress	x	
Was phasing 'sense checked' against Phasing Methodology	x	

## Agreed commentary on the site between the parties

The figures presented are based on the consent being issued in the monitoring year 2020/21 and not being subject to judicial review.

During consideration of the hybrid application, water quality concerns were raised by Natural England in relation to the Stodmarsh European Protected site. A strategic solution has since been identified and agreed within the Appropriate Assessment. Contributions have been agreed and it is anticipated that a S106 will be signed. However, the phasing reflects the slippage caused by the legal challenge and water quality concerns, which have since been addressed, 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 pre-commencement conditions will be addressed as soon as possible, meaning these dwellings are likely to be delivered by 2021/22 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 up to 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.

David Lock Associates representing Corinthian (Mountfield) Ltd

Name.....Joanne Cave.....

Signature..........

Date .....25<sup>th</sup> November 2020.....

Canterbury City Council

Name.....Simon Thomas.....

Signature.......... 9 December 2020

# Statement of Common Ground between Canterbury City Council and Somerlee Homes

For

## Site 2: Land At Broad Oak (Northern Section)

### Summary

The allocation has been split into two parcels:

- The Northern Section (Land at Broad Oak) - A hybrid application comprising: a detailed element for 456 residential dwellings (402 houses and 54 flats); and outline for a commercial area comprising 212sqm of Class A1 and up to 593sqm of Class B1 use. The application was registered in May 2018 and is currently being considered.
- The Southern Section (Land at Sturry) - A hybrid application comprising: a detailed element for the construction of part of the Sturry Link Road and a local road from the Sturry Link Road to Shalloak Road; and outline for 650 dwellings. The application was registered in July 2017 and was refused at planning committee in November. The applicant is anticipated to resubmit the application imminently.

### Agreed Site Phasing

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

	2020/21	2021/22	2022/23	2023/24	2024/25
	Year 1	Year 2	Year 3	Year 4	Year 5
Housing Delivery Phasing (2019/20)			75	75	75

### 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
Is the developer part of the Housing Delivery Group and engaged in discussions on delivery with the Council including signing-off the Phasing Methodology	x	
Was direct information from the developer/ house builder obtained	x	
Was phasing discussed with case officer for known site issues/ progress	x	
Was phasing 'sense checked' against Phasing Methodology	x	

### Agreed commentary on the site between the parties

Delays during consideration of the hybrid application occurred due to water quality concerns being raised by Natural England in relation to the Stodmarsh European Protected site. A strategic solution has since been identified and agreed within the Appropriate Assessment.

It is anticipated that a decision will be made in the next few months. This means the residential development will have detailed planning permission and the developer will be progressing with discharging pre-commencement conditions so first completions are phased for the monitoring year 2022/23. The site will operate with two outlets (north and south) simultaneously which will increase build out rates.

In June 2016 Kent County Council secured LEP funding of £5.9m towards the relief road, with the funding conditional on the works taking place by 2021. 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 from dependent sites such as Herne Bay Golf Course (£250k). Additionally the following unallocated sites have S106s that facilitate forward funding to assist with keeping the scheme on programme - Hoplands Farm (£1.2m) as well as the Colliery Site (£3.6m).

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 in 2019. It is anticipated the permission for the road will be granted by Kent County Council in the next few months.

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. While the Sturry Relief Road is within the Southern section, not covered by this application, assessment work has been carried out and identified that at least 325 dwellings can come forward through this application prior to delivery of the road. The amount of development that can come forward prior to the road means there would not be a conflict with the 5 year land supply phasing. However, the progress of the highways infrastructure will be monitored and phasing will be adjusted in the future if necessary.

Signatures

Site 2 Land At Broad Oak (Northern Section)

Somerlee Homes

Name... CHARLES WIMBORNE (DIRECTOR) .....

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

Date... 03/12/2020 .....

Canterbury City Council

Name... Simon Thomas .....

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

Date... 9 December 2020 .....

# Statement of Common Ground between Canterbury City Council and Environ

For

## Site 2: Land At Sturry (Southern Section)

### Summary

The allocation has been split into two parcels:

- The Northern Section (Land at Broad Oak) - A hybrid application comprising: a detailed element for 456 residential dwellings (402 houses and 54 flats); and outline for a commercial area comprising 212sqm of Class A1 and up to 593sqm of Class B1 use. The application was registered in May 2018 and is currently being considered.
- The Southern Section (Land at Sturry) - A hybrid application comprising: a detailed element for the construction of part of the Sturry Link Road and a local road from the Sturry Link Road to Shalloak Road; and outline for 650 dwellings. The application was registered in July 2017 and was refused at planning committee in November. The applicant is anticipated to resubmit the application imminently.

### Agreed Site Phasing

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

	2020/21	2021/22	2022/23	2023/24	2024/25
	Year 1	Year 2	Year 3	Year 4	Year 5
Housing Delivery Phasing (2019/20)			30	50	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
Is the developer part of the Housing Delivery Group and engaged in discussions on delivery with the Council including signing-off the Phasing Methodology	x	
Was direct information from the developer/ house builder obtained	x	
Was phasing discussed with case officer for known site issues/ progress	x	
Was phasing 'sense checked' against Phasing Methodology	x	

### Agreed commentary on the site between the parties

Delays during consideration of the hybrid application occurred due to water quality concerns being raised by Natural England in relation to the Stodmarsh European Protected site. A strategic solution has since been identified and agreed within the Appropriate Assessment.

The application was recommended for approval by the officer. However, at committee the application was refused. It is anticipated that the applicant will resubmit the application imminently for determination in the next few months.

The developer is in discussions with a housebuilder who is a Homes England strategic partner so it is anticipated that there will be accelerated delivery.

The Southern section includes part of the Sturry Relief Road, which is included within the detailed aspect of the planning permission. 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 took place in 2019 to establish the level of development that might come forward in advance of the roads completion. This identified that for the southern section 162 dwellings could come forward prior to the road. However, the developer has confirmed their intention to progress with the highways infrastructure associated with the development so that housing delivery is in tandem and not delayed. Therefore 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.

In June 2016 Kent County Council secured LEP funding of £5.9m towards the relief road, with the funding conditional on the works taking place by 2021. 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 from dependent sites such as Herne Bay Golf Course (£250k). Additionally the following unallocated sites have S106s that facilitate forward funding to assist with keeping the scheme on programme - Hoplands Farm (£1.2m) as well as the Colliery Site (£3.6m).



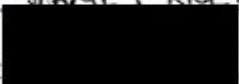
Kent County Council in 2017 consulted on the route and details of the relief road and planning applications for both sections of the road were lodged in 2019. It is anticipated the permission for the road will be granted by Kent County Council in the next few months.

Signatures

Site 2 Land At Sturry (Southern Section)

Environ

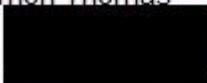
Name JAMES RLETT (DIRECTOR)

Signature 

Date 16/12/20

Canterbury City Council

Name Simon Thomas

Signature 

Date 5 January 2021



# 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 full application amended the detailed housing element from 113 to 109 dwellings and this part is complete. Four further reserved matters applications have been submitted: Phase 1B for 156 dwellings has been approved in December 2017; Phase 4 for 102 dwellings has been approved in November 2018; Phase 5 for 109 dwellings has been approved in August 2019; and Phase 6a for 92 units is under consideration.

### Progress of Site 4: Herne Bay Golf Course

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 dwelling 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	CA//17/01296 - Phase 4 for 102 dwellings
Reserved matters decision notice issued	15/11/2018	Granted Planning Permission
Registration of reserved matters	November 2018	CA//18/02369 - Phase 5 for 109
Reserved matters decision notice issued	30/08/2019	Granted Planning Permission
Registration of reserved matters	January 2020	CA/20/00101 - Phase 6a for 92
Reserved matters decision notice issued		Pending Decision
Registration of full application for the care home aspect	November 2016	66 bed care home
Full application for the care home aspect decision notice issued	16/03/2017	Granted Planning Permission
Section 106, or other planning obligations agreed or signed	September 2015	
Work on site commenced (including demolition)	October 2016	
Dwelling completions	269 out of 568	Phase 1a is complete
Care home completion	March 2018	
Other completions (such as doctors surgery and retail)		Stage not yet reached.

#### Amount of Affordable Units for each Phase

Phase	Affordable Units	Total Dwellings on site	Percentage affordable
1a	33	109	30%
1b	47	156	30%
4	23	102	22.5%
5	39	109	36% <sup>1</sup>

<sup>1</sup> This level of provision offsets the agreed underprovision in Phase 4 to help ensure a 30% provision of affordable housing throughout the Golf Course site.

## Agreed site phasing

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

Housing Delivery Phasing (2019/20)	2020/21 Year 1	2021/22 Year 2	2022/23 Year 3	2023/24 Year 4	2024/25 Year 5
CA/15/00844					
CA/16/02131 - Phase 1B	43				
CA/17/01296 - Phase 4	19	36			
CA/18/02369 - Phase 5				55	54
CA/20/00101 - Phase 6a <sup>2</sup>		20	72		

## 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
Is the developer part of the Housing Delivery Group and engaged in discussions on delivery with the Council including signing-off the Phasing Methodology	x	
Was direct information from the developer/ house builder obtained	x	
Was phasing discussed with case officer for known site issues/ progress	x	
Was phasing 'sense checked' against Phasing Methodology	x	

## 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<sup>3</sup> have been approved and the remaining phase is pending consideration.

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<sup>2</sup> Pending decision

<sup>3</sup> And a variation to the full detailed component of the original application

This site recorded first completions (92 dwellings) in the 2017/18 AMR. Last year 73 completions were recorded (2018/19 AMR). This year site surveys have recorded the following; 104 completions and 62 dwellings under construction.

At the time of the council's monitoring site visits the site had delivered 269 of 568 completions and with a further 62 under construction, 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. Due to the site layout it is anticipated that Phase 6a will come forward prior to Phase 5.

Planning applications may be affected by the water quality concerns raised by Natural England in relation to the Stodmarsh European Protected site. Strategic solutions have been agreed with Natural England for the South Canterbury and Sturry/Broad Oak applications and provide a basis for effective solutions to be implemented for other development sites in the district. The Council is working closely with Natural England, developers and other key stakeholders to ensure that development is not unduly delayed by the water quality concerns. While a decision to the application is expected in 2020/21 phasing has been adjusted to account for potential delays.

<b>Signatures</b>	
Site 4 Herne Bay Golf Course	
Redrow Homes Ltd	
Name.....	JOSEPHINE BAKER.....
Signature.....	
Date .....	07/12/20.....
Canterbury City Council	
Name.....	Simon Thomas.....
Signature.....	
Date .....	9 December 2020.....

# Statement of Common Ground between Canterbury City Council and VLH Associates

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 August 2018. The council made an unsuccessful challenge to the appeal decision and therefore the 2018 consent grants an outline element for up to 800 dwellings. A S106 has been agreed and signed in 2018.

### Agreed Site Phasing

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

	2020/21	2021/22	2022/23	2023/24	2024/25
	Year 1	Year 2	Year 3	Year 4	Year 5
Housing Delivery Phasing (2019/20)			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
Is the developer part of the Housing Delivery Group and engaged in discussions on delivery with the Council including signing-off the Phasing Methodology	x	
Was direct information from the developer/ house builder obtained	x	
Was phasing discussed with case officer for known site issues/ progress	x	



Was phasing 'sense checked' against Phasing Methodology	x	
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Agreed commentary on the site between the parties

The appeal process and High Court challenge caused delays and this has been reflected in the phasing. A registered provider will be confirmed over 2020/21 and work towards discharging the pre-commencement conditions are then expected to take place rapidly once the delivery partner is involved. It is anticipated these applications will be submitted in 2021 and shortly followed by a reserved matters application, in line with condition 2 of the outline planning permission. Subsequent reserved matters are then expected to be submitted at regular intervals, with the last reserved matters submitted to the council by 2028 for consideration in line with condition 3 of the outline planning permission.

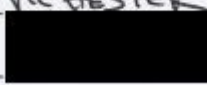
The reserved matter application(s) may be affected by the water quality concerns raised by Natural England in relation to the Stodmarsh European Protected site. The council is working closely with Natural England, developers and other key stakeholders to ensure that development is not unduly delayed by the water quality concerns. Nonetheless phasing has been adjusted to account for potential delays.

Signatures

Site 5 Land at Strode Farm

VLH Associates

Name... Vic Hester .....

Signature...  .....

Date... 15/12/2020 .....

Canterbury City Council

Name... Simon Thomas .....

Signature...  .....

Date... 15 December 2020 .....

# Statement of Common Ground between Canterbury City Council and Bellway

For

## Site 6: Land at Greenhill

### Summary

A hybrid application was registered in January 2018 and planning permission was granted in October 2020 along with a signed S106 agreement.

The full element of the application comprised of:

- the change of use of agricultural land to outdoor sports playing pitches.

The outline element of the application comprises of:

- 450 dwellings, including affordable housing;
- Community Facilities.

### Agreed Site Phasing

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

	2020/21	2021/22	2022/23	2023/24	2024/25
	Year 1	Year 2	Year 3	Year 4	Year 5
Housing Delivery Phasing (2019/20)			50	75	75

### 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
Is the developer part of the Housing Delivery Group and engaged in discussions on delivery with the Council including signing-off the Phasing Methodology	x	

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

Agreed commentary on the site between the parties

Bellway are the housebuilder. Pre-application discussions have occurred with the council in relation to reserved matters application and anticipate submitting one reserved matter planning application to cover the entire outline housing element of 450 dwellings in 2020/21.

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.

Water quality concerns have been raised by Natural England in relation to the Stodmarsh European Protected site, however the hybrid application with planning permission has a condition to ensure the development connects to Swalecliffe Waste Water Treatment Works. This condition will make sure there are no impacts on water quality in relation to the Stodmarsh European Protected site.

Signatures

Site 6 Land at Greenhill

Bellway

Name... JULIAN GOODBAN

Signature... [Redacted]

Date ... 11.12.20 .....

Canterbury City Council

Name... Simon Thomas .....

Signature... [Redacted] .....

Date ... 15 December 2020 .....



# Statement of Common Ground between Canterbury City Council and Chartway Group

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. In August 2018 a reserved matters application was submitted for Phase 1 comprising 138 dwellings and associated works and infrastructure and it was granted planning permission in November 2019.

### Progress of Site 7: Land North of Thanet Way

Phase	Date	Other Information
Registration of outline planning application	June 2015	CA//15/01296 for 400 dwellings
Decision notice issued	26/10/2016	Granted Planning Permission
Registration of reserved matters	August 2018	CA//18/01664 - Phase 1 for 138 dwellings
Reserved matters decision notice issued	14/11/2019	Granted Planning Permission
Section 106, or other planning obligations agreed or signed	October 2016	
Work on site commenced (including demolition)	2020	
Dwelling completions		Stage not yet reached.

### Amount of Affordable Units for each Phase

Phase	Affordable Units	Total Dwellings on site	Percentage affordable
1	42	138	30%

## Agreed Site Phasing

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

Housing Delivery Phasing (2019/20)	2020/21 Year 1	2021/22 Year 2	2022/23 Year 3	2023/24 Year 4	2024/25 Year 5
CA/15/01296 (262 of 400 dwellings)			53	100	70
CA/18/01664 - Phase 1 (138 of 400 dwellings)		85	53		

## 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
Is the developer part of the Housing Delivery Group and engaged in discussions on delivery with the Council including signing-off the Phasing Methodology	x	
Was direct information from the developer/ house builder obtained	x	
Was phasing discussed with case officer for known site issues/ progress	x	
Was phasing 'sense checked' against Phasing Methodology	x	

## Agreed commentary on the site between the parties

The developer, Hyde Housing, are a Homes England strategic partner so there will be accelerated delivery. Chartway has been confirmed as the housebuilder so these two factors mean it is anticipated that build out rates will be increased.

A Phasing Plan has been submitted as part of the outline conditions discharge demonstrating the anticipated delivery and size of each phase. The reserved matters application for 138 dwellings was granted in 2019. The application was submitted later than previously anticipated and work is required on the Thanet Way junction, therefore the council has adjusted the phasing as a cautious approach with initial completions in 2021/22. A recent reserved matters application has been submitted for part of Phase 1, Phase 2 and the strategic infrastructure on Phase 3. This most recent application comprises a total of 213 dwellings and it is anticipated that a decision will be issued in the monitoring year 2021/22. It

is expected that one last application will be submitted to cover the remaining housing numbers on Phase 3.

Signatures

Site 7: Land North of Thanet Way

Chartway Group

Name..... *Julian Mox*

Signature..... 

Date..... *07/12/2020*.....

Canterbury City Council

Name..... Simon Thomas.....

Signature..... 

Date..... 9 December 2020.....

# Statement of Common Ground between Canterbury City Council and Persimmon Homes

For

## Site 8: Land North of Hersden

### Summary

Discussions are at an advanced stage and the developer has confirmed they intend to submit a hybrid application early 2021.

### Agreed Site Phasing

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

	2020/21	2021/22	2022/23	2023/24	2024/25
	Year 1	Year 2	Year 3	Year 4	Year 5
Housing Delivery Phasing (2019/20)				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
Is the developer part of the Housing Delivery Group and engaged in discussions on delivery with the Council including signing-off the Phasing Methodology	x	
Was direct information from the developer/ house builder obtained	x	
Was phasing discussed with case officer for known site issues/ progress	x	
Was phasing 'sense checked' against Phasing Methodology	x	

Agreed commentary on the site between the parties

The developer, Persimmon Homes have confirmed that they will be the housebuilder. Discussions have been ongoing between the council and Persimmon Homes, and the developer has confirmed that the site will be broken into four phases. Delays in submission of a planning application have been linked to the ongoing work in relation to Sturry Relief Road, however it is now anticipated that a hybrid application is anticipated early 2021.

The hybrid application may be affected by the water quality concerns raised by Natural England in relation to the Stodmarsh European Protected site. Strategic solutions have been agreed with Natural England for the South Canterbury and Sturry/Broad Oak applications and provide a basis for effective solutions to be implemented for other development sites in the district. The Council is working closely with Natural England, developers and other key stakeholders to ensure that development is not unduly delayed by the water quality concerns. Phasing has been adjusted to account for potential delays.

<u>Signatures</u>	
Site 8: Land North of Hersden	
Persimmon Homes	
Name....	Kerri-Ann Bland.....
Signature.....	
Date ...	19/11/2020.....
Canterbury City Council	
Name....	Simon Thomas.....
Signature.....	
Date ...	9 December 2020.....

# Statement of Common Ground between Canterbury City Council and Pentland Homes

For

## Site 11 Parcel A: Land at Cockerling Farm, Thanington

### Summary

This allocation has been split into 2 parcels:

- Parcel A - This section has an outline planning permission granted in 2016 for a mixed use development comprising: 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. A S106 has been signed.
- Parcel B - This section has outline planning permission for up to 400 dwellings which was granted in November 2018 alongside a S106.

For Parcel A, since the outline planning permission in 2016 there have been two reserved matters applications: Phase 1 for 269 dwellings was approved in June 2018; and Phase 1b for 87 dwellings is under consideration.

### Progress of Site 11 Parcel A: Land at Cockerling Farm, Thanington

Phase	Date	Other Information
Registration of outline planning application	July 2015	CA//15/01479
Decision notice issued	13/07/2016	Granted Planning Permission
Registration of reserved matters	March 2018	CA//17/02719 - Phase 1 including 269 dwellings, commercial and leisure facilities
Reserved matters decision notice issued	01/06/2018	Granted Planning Permission
Registration of reserved matters	August 2020	CA/20/01680 - Phase 1b for 87 dwellings

Reserved matters decision notice issued		Pending Decision
Section 106, or other planning obligations agreed or signed	July 2016	
Work on site commenced (including demolition)	March 2019	
Dwelling completions	19 of 750	
Care home completions		Stage not yet reached.
Other completions (employment / infrastructure ect.)		Stage not yet reached.

#### Amount of Affordable Units for each Phase

Phase	Affordable Units	Total Dwellings on site	Percentage affordable
1	89	269	33%

#### Agreed Site Phasing

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

Housing Delivery Phasing (2019/20)	2020/21 Year 1	2021/22 Year 2	2022/23 Year 3	2023/24 Year 4	2024/25 Year 5
CA//15/01479 (481 of 750 dwellings)			50	110	90
CA//17/02719- Phase 1 (269 of 750 dwellings)	80	90	80		
Care homes- CA//15/01479 for 30 bed Pilgrims Hospice and 60 bed nursing home					60 <sup>1</sup>

#### 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.

<sup>1</sup> Note this refers to the 60 bed nursing home and will be ratioed as appropriate in the final figures, in line with National Guidance.

Deliverability Checklist	Yes	No
Is the developer part of the Housing Delivery Group and engaged in discussions on delivery with the Council including signing-off the Phasing Methodology	x	
Was direct information from the developer/ house builder obtained	x	
Was phasing discussed with case officer for known site issues/ progress	x	
Was phasing 'sense checked' against Phasing Methodology	x	

### Agreed commentary on the site between the parties

The overall outline consent is for 750 units and will result in delivery over a number of years. A phasing plan was 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.

During 2017/18 significant work towards progressing the site and discharge of pre-commencement conditions was undertaken. Phase 1 reserved matters for 269 dwellings was granted in June 2018. Utilities infrastructure is underway and 19 residential completions have occurred during 2019/20. Phase 1b reserved matters for 87 dwellings was submitted in August 2020 and is under consideration. The developer has confirmed reserved matters applications will be submitted in 2021/22 for the balance of the site. 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.

Natural England have raised water quality concerns in relation to the Stodmarsh European Protected site which could impact planning applications. The council is working closely with Natural England, developers and other key stakeholders to ensure that development is not unduly delayed by the water quality concerns. As with all planning considerations, the extent of the impact of Natural England's concerns on this site is being considered through the ongoing planning application process<sup>2</sup> and the phasing accounts for this ongoing dialogue. It is currently anticipated that a decision will be issued early 2021, however this will be kept under review as discussions continue.

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<sup>2</sup> including the council's current stance that appropriate mitigation will be needed and Pentlands current stance that the site is not affected by the advice.



Signatures

Site 11 Parcel A: Land at Cockerling Farm, Thanington

Pentland Homes

Name..... Ian Hardman  
Signature. [Redacted]  
Date ..... 16 December 2020

Canterbury City Council

Name.... Simon Thomas .....  
Signature... [Redacted] .....  
Date .... 17 December 2020 .....

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

For

## Site 11 Parcel B: Land at Cockerling Farm, Thanington

### Summary

This allocation has been split into 2 parcels:

- Parcel A - This section has an outline planning permission granted in 2016 for a mixed use development comprising 750 residential units, alongside a S106. Reserved matter application for Phase 1 for 269 dwellings was approved 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 conditions applications. A judicial review challenge has been rejected at the first stage of the process.

A reserved matters application was submitted in November 2020 for Phase 1 and 2 residential development. The application is for 176 dwellings.

### Agreed Site Phasing

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

	2020/21	2021/22	2022/23	2023/24	2024/25
	Year 1	Year 2	Year 3	Year 4	Year 5
Housing Delivery Phasing (2019/20)			50	60	70

## 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
Is the developer part of the Housing Delivery Group and engaged in discussions on delivery with the Council including signing-off the Phasing Methodology	x	
Was direct information from the developer/ house builder obtained	x	
Was phasing discussed with case officer for known site issues/ progress	x	
Was phasing 'sense checked' against Phasing Methodology	x	

## Agreed commentary on the site between the parties

Redrow Homes are the housebuilder involved in the site, and Quinn Estates estates are confirmed to be delivering the commercial element of application. The outline application for 400 dwellings was granted November 2018. There were delays due to a judicial review challenge which has now been rejected. A phasing plan has been submitted to the council for consideration as part of outline pre-commencement conditions discharge, and it is currently anticipated that there will be five phases: four residential phases; and one commercial phase.

Alterations to the Spine road are currently being discussed. A reserved matters application was submitted in November 2020 for Phase 1 and 2 residential development. The application is for 176 dwellings, and it is anticipated that works will start on site early in the monitoring year 2021/22.

Reserved matter application(s) may be affected by the water quality concerns raised by Natural England in relation to the Stodmarsh European Protected site. Strategic solutions have been agreed with Natural England for the South Canterbury and Sturry/Broad Oak applications and provide a basis for effective solutions to be implemented for other development sites in the district. The Council is working closely with Natural England, developers and other key stakeholders to ensure that development is not unduly delayed by the water quality concerns. Phasing has been adjusted to account for potential delays.

### Signatures

Site 11 Parcel B: Land at Cockerling Farm, Thanington

Redrow Homes Ltd

Name..... David BARKER.....

Signature.....

Date ... 27-11-2020 .....

Canterbury City Council

Name..... Simon Thomas .....

Signature.....

Date ..... 9 December 2020 .....