

Authority Monitoring Report

April 2020 to March 2021

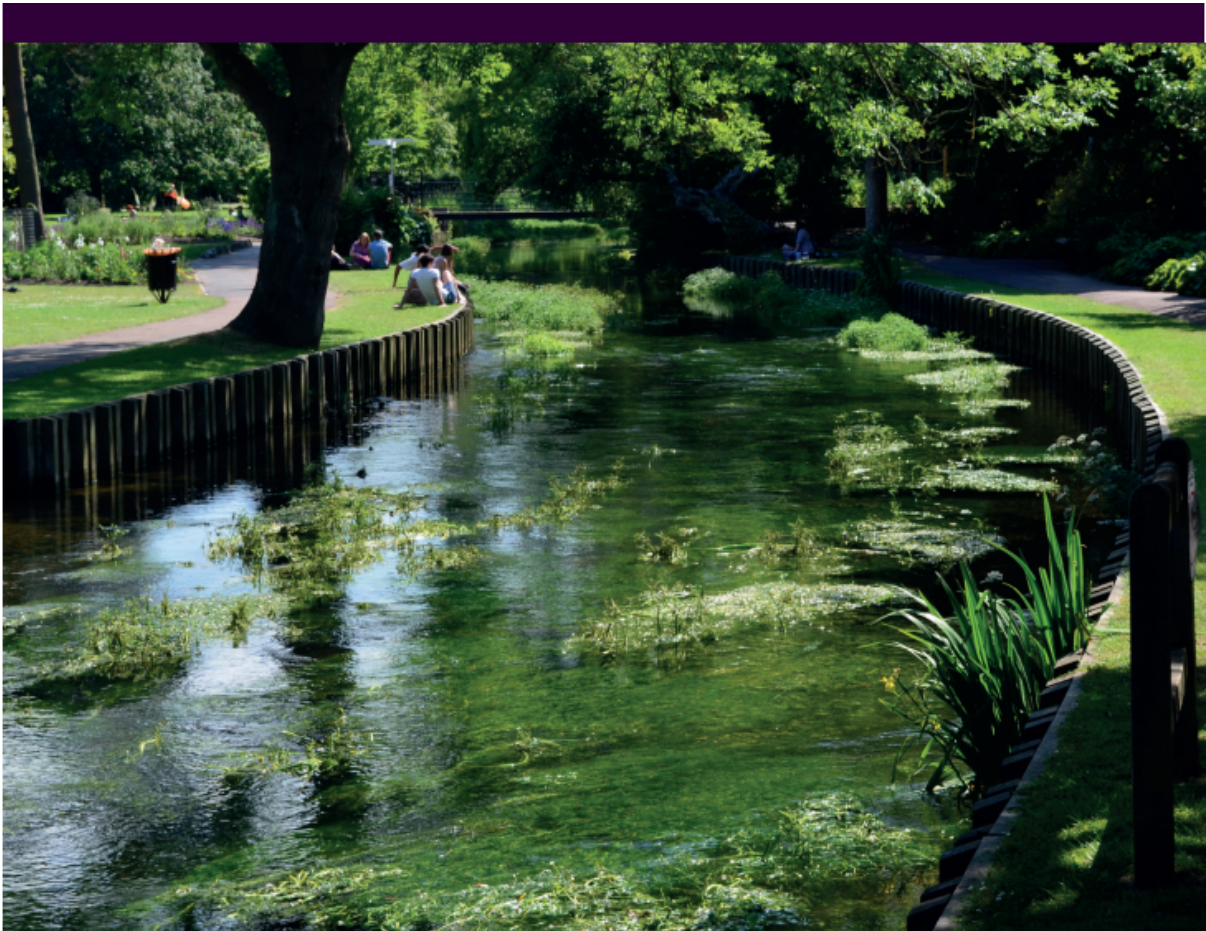


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Chapter 1: Introduction

1.1 The Authority Monitoring Report (AMR) provides an overview of how the policies and targets identified in the adopted Canterbury District Local Plan (CDLP) (2017) have been implemented between the period 1 April 2020 and 31 March 2021.

1.2 The AMR sets out details of economic, social and environmental data over this period to measure how the Canterbury City Council district is performing as an area to promote sustainable development and improve the quality of life for its residents.

1.3 The ongoing global pandemic from COVID-19 led to a series of lockdowns and social distancing.

1.4 This understandably impacted the development and planning industries, leading to disruptions in building and forward planning.

1.5 This document reports on a period of time that was heavily impacted by the pandemic so when analysing the data these challenges need to be considered.

1.6 While some figures may be lower than previous years because of the pandemic, businesses are starting to return to some form of normal operations.

1.7 It is anticipated that development will steadily return to the same operational rates as before, but the council will keep this under review.

Chapter 2: Plan-making update

Local Development Scheme

2.1 The Local Development Scheme (LDS) sets out the timetable for reviewing and preparing Local Plans. It is required by law to be adopted by Local Planning Authorities and kept up to date.

2.2 The LDS in place for the 2020/21 monitoring period was adopted on 9 October 2019 at the Policy and Resources Committee. The LDS set out a broad, challenging timetable for key milestones in the review of the Local Plan.

2.3 The LDS has since been updated in May 2021. The table below sets out the latest Local Development Scheme.

2.4 The timeline seeks to review and put in place an updated Local Plan by July 2022 and is intended to ensure the council continues to deliver the housing, jobs growth and other development needed over the period to 2040.

Table 2.1: Timetable for the Local Plan review

2019	2020					2021					2022					2023											
O C T	N O V	D E C	J A N	F E B	M A R	A P R	M A Y	J U N	J U L	A U G	S E P	O C T	N O V	D E C	J A N	F E B	M A R	A P R	M A Y	J U N	J U L	A U G	S E P	O C T	N O V	D E C	
Stage 1	Issues and Options October 2019 - August 2021										Within this period we will be gathering and analysing information and evidence, carrying out a call for sites, assessing sites, providing opportunities for local people, interested parties and statutory consultees to consider issues and options. This stage will involve two public consultations.																
Stage 2	Draft Local Plan preparation and consultation (Regulation 18) September 2021 - July 2022										Within this period we will be analysing consultations responses, completing site assessments and site selection, preparing infrastructure strategies, continuing to gather and analyse information and evidence, and continuing to engage with local people, interested parties and statutory consultees to develop and draft policies for the new Local Plan. The Council prepares the draft Local Plan which is subject to public consultation.																
Stage 3	Pre-Submission preparation and publication (Regulation 19) August 2022 - December 2022										Within this period the Council prepares and publishes the submission version of the draft Local Plan which is followed by a 6 week period when formal representations (any comments) can be made.																
Stage 4	Submission (Regulation 22) and Independent Examination Hearing January 2023 - November 2023										The Council submits the Local Plan to the Secretary of State together with the representations (any comments) received at the Regulation 19 stage. An Independent Examination then takes place by a Planning Inspector into objections raised at the Regulation 19 stage on the Local Plan.																
Stage 5 & 6	Inspector's Report Issued, followed by Adoption of the Local Plan December 2023										The Inspector's Report will say if the Plan is 'Sound' or 'Not Sound'. The Inspector may make recommendations on how to make the plan 'Sound'. The final stage is for the Council to formally adopt the Local Plan.																

New Local Plan

2.5 The National Planning Policy Framework (NPPF) states policies in local plans should be reviewed to assess whether they need updating every five years.

2.6 The new Local Plan will assess the housing need as well as employment, infrastructure and other associated needs.

2.7 The new Local Plan also offers us the opportunity to consider whether any changes are needed to our existing climate change policies to reflect the council's corporate declaration of a climate change emergency.

2.8 The council has started updating its evidence¹ including for:

- economic development and tourism
- housing
- landscape and biodiversity
- local centres
- open spaces
- outdoor and indoors sports
- retail and leisure
- rural settlements
- Strategic Land Availability Assessment

2.9 To date, the council has undertaken the following consultations:

- Issues consultation: Local Plan consultation on the issues facing the district, which ran 1 July until 30 September 2020. We received more than 9,000 comments from 445 responses. We also held a number of conferences. Further information is available on the [website](#)
- Call for Sites: We carried out two Calls for Sites, one last year in spring 2020 and one over the summer of 2021, in which we invited anyone, including community groups and landowners, to put forward sites they would like to see included in the new Local Plan. Further information is available on the [website](#)
- Draft district vision and Local Plan options: Local Plan consultation on the draft district vision and objectives along with preferred options for growth and development, which ran 28 May until 9 August 2021. Further information is available on the [website](#)

Supplementary Planning Documents

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

2.11 Given the age of a number of the documents a scoping review of SPDs and guidance is currently underway. Current work on strategies, SPDs and guidance include, but is not limited to:

- Indoor Sports Facilities Needs Assessment and Strategy

¹ Further information is available on the council's website:
<https://www.canterbury.gov.uk/planning-and-building/new-local-plan-2040/local-plan-evidence-strategies/>

- Playing Pitch Strategy Needs Assessment and Strategy
- Open Space Strategy
- Canterbury Conservation Area Appraisal and Management Plan
- Shopfront Design

Neighbourhood Development Plans

2.12 Bridge Neighbourhood Plan - Bridge Parish Council continues to prepare a new neighbourhood plan to include the additional area designated in 2020.

2.13 Chartham Neighbourhood Plan - Chartham Parish Council is progressing work on its neighbourhood plan with the aim to have a draft document for consultation in 2021.

2.14 Fordwich Neighbourhood Plan - Fordwich Town Council has begun the process of preparing a neighbourhood plan. The neighbourhood plan was confirmed by us on 4 March 2021, under Part 2 of the Neighbourhood Planning (General) Regulations 2012.

2.15 Thanington Neighbourhood Plan - Thanington Parish Council has begun the process of preparing a neighbourhood plan. The neighbourhood plan area was confirmed by us on 5 October 2020, under Part 2 of the Neighbourhood Planning (General) Regulations 2012.

2.16 The council will provide all parish and town councils with advice and information to help them in their work. You can find out more about these neighbourhood plans [here](#).

South East Marine Plan

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

2.18 The draft plan was open for consultation between 14 January and 20 April 2020 and a summary of comments was published by the MMO in July 2020.

2.19 The Draft South East Marine Plan was then submitted to the Secretary of State for Environment, Food and Rural Affairs (Defra) for consideration for adoption. Further information can be found [here](#).

KCC Minerals and Waste Plan

2.20 In September 2020, Kent County Council adopted the Kent Minerals and Waste Local Plan as amended by the Early Partial Review.

2.21 The modifications further KCC's objective of ensuring that as much waste as possible is recycled before it is managed by other means such as thermal treatment or landfill.

2.22 This is especially important as the need to respond to the challenge of climate change becomes ever more pressing.

2.23 In addition, the modifications strengthen measures to ensure that the precious mineral resources in Kent are not squandered by unnecessarily building on them and thus preventing access by future generations.

Duty to cooperate

2.24 The council works closely with its neighbouring authorities and key stakeholders, including Kent County Council (KCC), the Environmental Agency, Southern Water and Natural England.

2.25 Some of the key outputs of this ongoing engagement and joint working include:

- discussions relating to the Local Plan
- sharing housing issues for the wider east Kent area
- review of the transport strategy
- KCC priorities for CIL Governance
- the management of the Thanet Coast and Sandwich Bay SPA, and Thames, Medway and Swale SPA Strategic Access Management and Monitoring Strategies.

2.26 A full list of meetings attended by council officers with duty to cooperate partners between 1 April 2020 to 31 March 2021 can be found in [Appendix A](#).

Chapter 3: Plan and policy performance

Total number of planning applications

3.1 It is important to monitor the performance and implementation of the CDLP to determine whether the plan remains effective.

3.2 Monitoring of planning applications and decisions provides an important source of information to assess the performance of the CDLP.

Table 3.1: Planning applications and decisions per year (Apr-Mar).

Year	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Received	1,410	1,474	1,425	1,400	1,770	1,830	1,823	1,477	1527	1,535
Granted	1,144	1,264	1,223	1,152	1,407	1,477	1,303	1,304	1375	1,169
Refused	126	142	153	175	173	247	200	173	152	114
Considered by Planning Committee	84	89	73	99	108	104	94	103	143	72
Appeals determined Determined²	37	42	26	26	35	52	56	50	74	38
Percentage of appeals dismissed³	70%	79%	73%	62%	66%	87%	80%	78%	75%	76%
Departures from the CDLP⁴	4	4	17	1	14	24	2	6	3	8

Refusals

3.3 All applications are considered against the NPPF and CDLP. When applications are refused it is because they conflict with one or more of these policies.

3.4 Table 3.2 identifies which policies have been cited the most frequently in the reasons for refusing planning applications this monitoring year.

3.5 Policy DBE3: Principles of Design has been the most used policy when refusing applications since the Local Plan was adopted.

3.6 In the same time frame both SP1: Sustainable Development and LB5: Site of International Conservation Importance have remained within the top five used policies.

² An independent Planning Inspector has assessed the application and come to a decision, whether that is approve, approve with conditions, dismissed or a split decision.

³ Applications where the decision by the officer or Planning Committee has been challenged, through an appeal, and the independent Planning Inspector has deemed that planning permission is denied.

⁴ Applications that have been monitored and deemed to be a deviation from the CDLP.

Table 3.2: Most frequent policies cited in refusals

Rank	Policy Reference	Policy Title	Percentage
1	DBE3	Principles of Design	75%
2	SP1	Sustainable Development	39%
3	LB5	Site of International Conservation Importance	35%
4	HE1	Historic Environment and Heritage Assets	28%
4	SP6	Strategic Access Management and Monitoring (SAMM) Mitigation Measures for the coastal Special Protection Areas and Ramsar sites	28%
6	HE6	Conservation Areas	21%
6	SP4	Strategic Approach to location of Development	21%
8	DBE6	Alterations and Extensions	20%
9	LB9	Protection, Mitigation, Enhancement and Increased Connectivity for Species and Habitats of Principal Importance	17%
10	HE4	Listed Buildings	16%

3.7 Some of the policies within the CDLP are specific either to a site, use or piece of infrastructure and may not be used frequently. This does not mean these policies are not effective.

3.8 These policies will be monitored specifically elsewhere in this report.

Appeals

3.9 When an application is refused the applicant has the right to appeal. An Independent Planning Inspector will assess the application and make a decision.

3.10 Table 3.3 identifies the most referenced policies in refused planning applications which have been appealed and the frequency at which they have been used this monitoring year.

Table 3.3: Most frequent policies cited in refused appeals

Rank	Policy Reference	Policy Title	Percentage
1	DBE3	Principles of Design	79%
2	SP4	Strategic Approach to location of Development	45%
3	SP1	Sustainable Development	38%
4	LB5	Site of International Conservation Importance	28%
5	SP6	Strategic Access Management and Monitoring (SAMM) Mitigation Measures for the coastal Special Protection Areas and Ramsar sites	24%
6	HD4	New Dwellings in the Countryside	21%
7	DBE4	Residential Space Standards	14%
7	LB9	Protection, Mitigation, Enhancement and Increased Connectivity for Species and Habitats of Principal Importance	14%

9	T1	Transport Strategy	10%
9	T9	Parking Standards	10%
9	LB10	Trees, Hedgerows and Woodland	10%

3.11 Nine refused planning applications which went to appeal were granted. Table 3.4 identifies the policies included in the decisions that were overturned at appeal and the frequency across the nine applications.

Table 3.4: Policies included in decisions overturned at appeal

Rank	Policy Reference	Policy Title	Percentage
1	DBE3	Principles of Design	78%
2	SP1	Sustainable Development	33%
3	SP4	Strategic Approach to location of Development	22%
3	SP6	Strategic Access Management and Monitoring (SAMM) Mitigation Measures for the coastal Special Protection Areas and Ramsar sites	22%
3	LB5	Site of International Conservation Importance	22%
6	HE1	Historic Environment and Heritage Assets	11%
6	HE6	Conservation Areas	11%
6	HD3	Rural Exception Sites	11%
6	HD6	Housing in Multiple Occupation (HMO)	11%
6	DBE6	Alterations and Extensions	11%
6	LB1	Kent Downs Area of Outstanding Natural Beauty	11%
6	LB2	Areas of High Landscape Value	11%

Prior Approvals

3.12 Permitted development rights (PDR) are a grant of planning permission allowed by national legislation. These rights authorise certain building works and changes of use to be carried out without having to make a planning application.

3.13 However, some types of development are subject to conditions and limitations which control impact and protect local amenity.

3.14 In these instances, a prior approval application may be required, where the local authority is obliged to give its written prior approval of development, in accordance with the General Permitted Development Order 2015.

3.15 The council has been monitoring the number of prior notification applications that have been completed. This year one prior approval application has resulted in 45 square metres of B1a office space being changed into two residential units.

Chapter 4: Housing and communities

Housing delivery

4.1 This year we have granted permission for a net **1,700 new homes and 67 older person accommodation bedspaces and an additional 17 student bedspaces**⁵.

4.2 A further 88 residential homes were granted reserved matters permission.

4.3 A total of 474 new homes have been completed in the district.

4.4 There have been 6,098 completions since the start of the CDLP plan period in 2011. There is further information in [Appendix E: Housing Land Supply Statement](#).

4.5 During annual site visits 647 new dwellings, 249 older person accommodation bedspaces and 1,224 student bedspaces were under construction.

Strategic sites

4.6 This year we have seen the completion of **137 new homes** on our strategic sites.

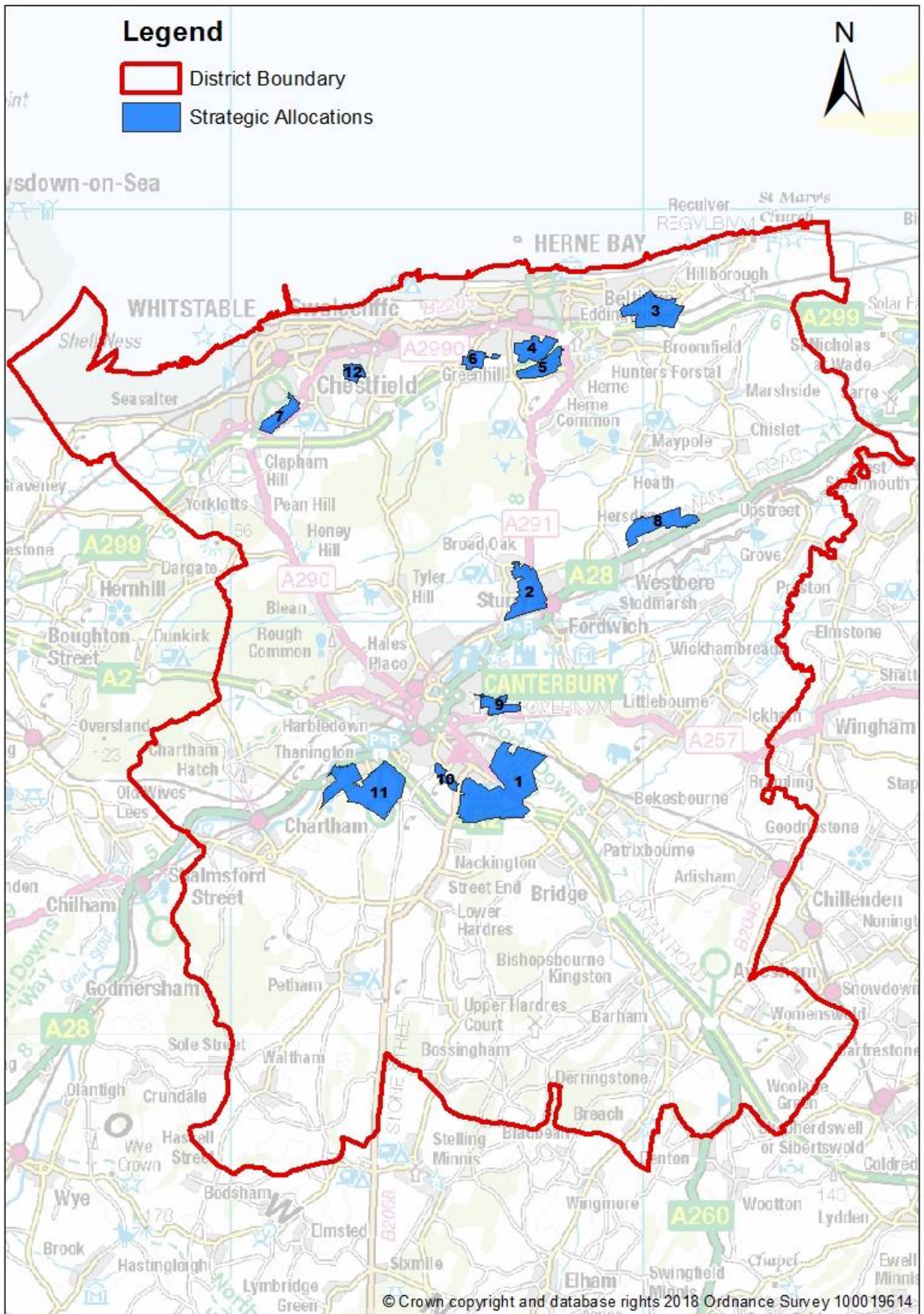
4.7 In total **1,536 new homes** have been granted permission on these sites during the monitoring year⁶.

4.8 A further **87 residential homes** have been granted reserved matters permission.

4.9 Figure 4.1 provides a brief overview of the progress of the strategic sites. Further information is available in the [Appendix E: Housing Land Supply Statement](#).

⁵ Please note these figures include permissions from full, lawful, outline or prior approval permissions.

⁶ Please note this figure includes permissions from full, hybrid or outline permissions but not reserved matters.



Map 4.1: Strategic Sites in the District



Figure 4.1: Brief update on the status of the strategic sites

Housing delivery rates

4.10 Our housing requirement is set out in Policy SP2 of the CDLP.

4.11 We can demonstrate a **housing land supply of 6.05 years**. Further information is set out within the council's [Appendix E: Housing Land Supply Statement](#).

4.12 Figure 4.2 demonstrates housing completions since the start of the CDLP period in 2011/12 and future projected completions:

- stepped requirement of the CDLP in **blue**
- completions for each monitoring year since the base date of the Local Plan (2011/12 - 2020/21) in **red**⁷
- the 5-year land supply in **yellow**
- Projected completions for each monitoring year to the end date of the Local Plan (2030/31) in **green**

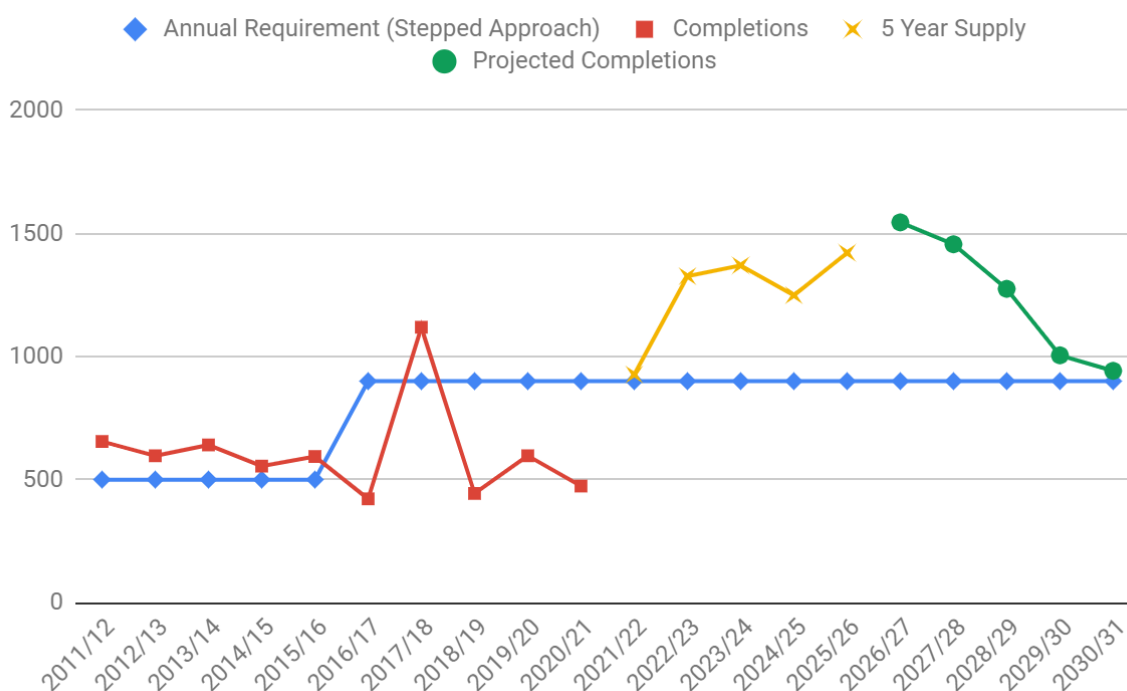


Figure 4.2: Housing land supply trajectory

Housing Delivery Test

4.13 The Housing Delivery Test (HDT) is an annual measurement of housing delivery and is a percentage measurement of the number of net homes delivered against the number of homes required over a rolling three year period.

⁷ Further breakdown of completion data is available in Appendix B.

4.14 Our current published HDT result is 87%. Further information can be found in the [Appendix E: Housing Land Supply Statement](#).

Affordable housing

4.15 Table 4.1 below shows the number of affordable homes completed and transferred to a registered provider. This year that was 57 dwellings, of which 35 were affordable rent and 22 were affordable home ownership.

Table 4.1: Affordable housing completions

Completions	Affordable rent	Affordable home ownership	Social rent	Total
2011/ 12	18	33	93	144
2012/13	10	53	58	121
2013/14	10	10	50	70
2014/15	40	0	0	40
2015/16	20	30	0	50
2016/17	38	10	0	48
2017/18	9	36	0	45
2018/19	19	37	0	56
2019/20	40	55	44	139
2020/21	35	22	0	57
Total	239	286	245	770

4.16 We have also granted permission for 258 new affordable homes this year⁸.

4.17 CDLP Policy HD2 seeks provision of 30% affordable housing on qualifying sites. Between April 2015 and the end of March 2021, around 26% affordable housing has been granted planning permission across all eligible sites.

4.18 Additional affordable housing is also being brought forward outside of section 106 agreements meaning there are around 1,700 affordable homes currently anticipated to be built.

Housing mix

4.19 It is important we deliver the right housing size and types to meet the needs of our communities, as set out in the [Housing, Homelessness and Rough Sleeping Strategy, 2018-23](#) (Housing Strategy) and the CDLP.

4.20 Table 4.2 sets out the housing mix for completed residential dwellings and those granted planning permission this monitoring year and compares them against the expected housing mix as set out in the Housing Strategy.

⁸ Please note this figure includes permissions from full, lawful, outline or prior approval permissions.

Table 4.2: Housing mix of market housing

		Market 1 bed	Market 2 bed	Market 3 bed	Market 4+ beds
Expected mix within the Housing Strategy		0 - 5%	26 - 31%	36 - 41%	23 - 28%
Granted planning permissions	Mix of units	49	410	633	445
	Percentage mix of market completions	3.19%	26.68%	41.18%	28.95%
Completed market dwellings	Mix of units	38	73	131	91
	Percentage mix of market completions	11.41%	21.92%	39.34%	27.33%

4.21 The Housing Strategy details a social rented affordable housing mix so although this is not directly comparable to all affordable housing completions. This table shows the split of different tenures across all affordable housing.

Table 4.2: Housing mix of affordable housing

		Affordable 1 bed	Affordable 2 bed	Affordable 3 bed	Affordable 4+ beds
Expected mix within the Housing Strategy		18%	42%	31%	9%
Granted planning permissions	Mix of units	20	44	53	6
	Percentage mix of market completions	16.26%	35.77%	43.09%	4.88%
Completed market dwellings	Mix of units	10	21	12	2
	Percentage mix of market completions	22.22%	46.67%	26.67%	4.44%

Housing in multiple occupation

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

4.23 This monitoring year, three planning applications for HMO development were refused against Policy HD6. One planning application received an appeal decision, and this was allowed. However, the application was for an extension to a HMO rather than a new HMO and/or loss of a dwelling

Gypsy and travellers

4.24 The 2018 Gypsy and Traveller Accommodation Assessment (GTAA) set out a 5-year supply requirement (2017/18 - 2021/22) of 17 pitches and a longer term need (2017/18 - 2036/37) of 29 pitches.

4.25 Completion data from 2017/18 - 2020/21 demonstrated delivery of 17 pitches over the last four years. A further 12 pitches have been granted planning permission providing supply for future years.

4.26 We have a 5-year Gypsy and Travellers supply position of **11.67 years**.

Self and custom housebuilding

4.27 In accordance with the Self-Build and Custom Building Act 2015, the council holds a register of individuals or associations of individuals who are seeking to acquire serviced plots of land for self-build and custom house building.

4.28 As of March 2020, there were 22 entries on Part 1 of the register and eight entries on Part 2 the register. Further information is available on the [website](#).

4.29 The council has a duty to grant permission for suitable serviced plots for the number of entries on Part 1 of the register. From April 2020 to March 2021 the council has granted 22 CIL self build exceptions. The council is working to ensure that enough plots are provided in order to meet the requirements.

4.30 As part of the Local Plan review, the local connection test and the annual registration fee will be reviewed and the public will be consulted.

Brownfield Land Register

4.31 The Town and Country Planning (Brownfield Land Register) Regulations 2017 make it a statutory duty for the council to prepare, maintain and publish a register of brownfield land that meets all the criteria specified in the Regulations.

4.32 The Canterbury District Brownfield Land Register will be reviewed and updated on an annual basis. More information can be found on the [council's website](#).

4.33 As of March 2021 there were 43 sites still live on the Brownfield Land Register.

Chapter 5: Employment and town centres

Commercial delivery

5.1 We have granted permission for a net 78,819 sqm of commercial floorspace this year. This is made up of a total gain of 95,804 sqm and a total loss of 16,984 sqm⁹.

5.2 This year we have also seen a net total of 54,754 sqm of commercial floorspace delivered in the district. This is made up of a total gain of 61,857 sqm and a total loss of 7,103 sqm.

5.3 As of 1 September 2020 the government made alterations to the legislative use classification. Classes A1, A2, A3, A4, A5, B1, D1 and D2 were revoked and replaced with Class E - Commercial, Business and Service, Class F - Local Community and Learning, and amendments to Sui Generis.

5.4 Due to the alterations occurring mid monitoring year and many completions relating back to the old use classification, this AMR will report on the new classification with older applications being linked where possible.

5.5 The figures within this chapter are based on Commercial Information Audit (CIA) data. More information on the change of floorspace can be found in Appendix B and C.

Employment uses

5.6 The employment use classes included in this section are:

- E(g) (i) - Offices to carry out any operational or administrative functions (formerly B1a)
- E(g) (ii) - Research and development of products or processes (formerly B1b)
- E(g) (iii) - Industrial processes (formerly B1c)
- B2 - General Industrial
- B8 - Storage or Distribution

5.7 We have granted permission for a total gain of 11,140 sqm of employment floorspace this year¹⁰.

5.8 This year we have also seen a total gain of 4,240 square metres of employment space delivered in the district and a loss of 1,294 sqm of existing space.

5.9 This means a net total of 2,946 sqm of employment floorspace was delivered in the district this year.

⁹ Please note these figures include permissions from full, lawful, outline or prior approval permissions.

¹⁰ Please note these figures include permissions from full, lawful, outline or prior approval permissions.

5.10 A breakdown of the net change in the different classes of employment land over time is identified in the figure below.

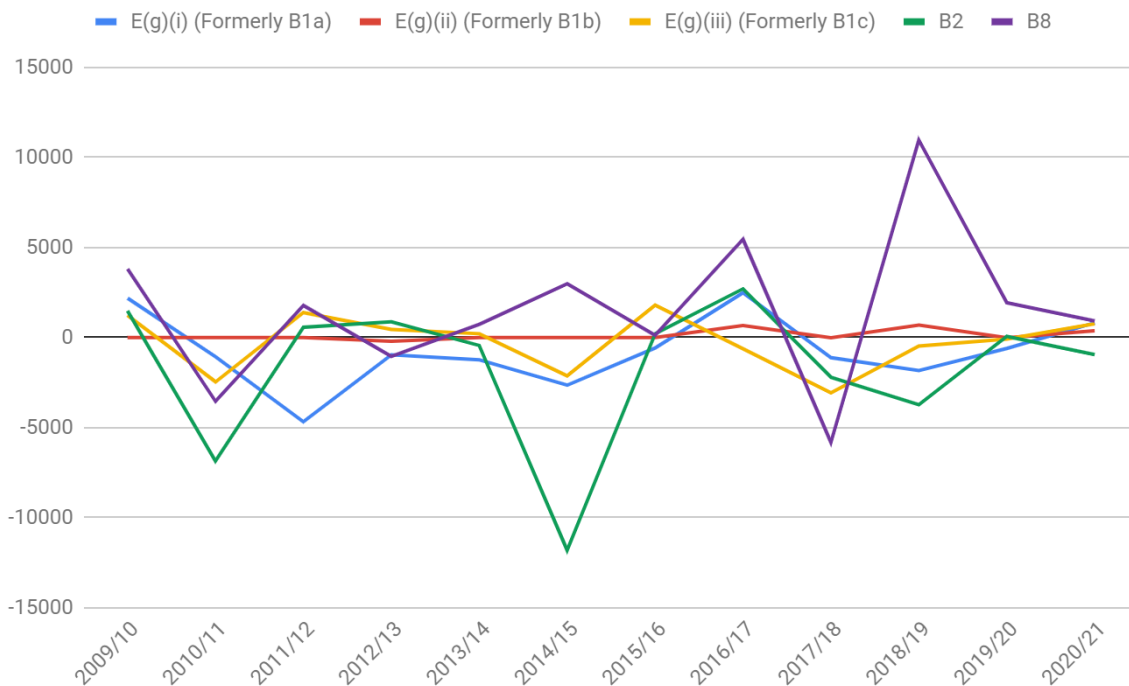


Figure 5.1: Net change in employment floorspace

Town centres

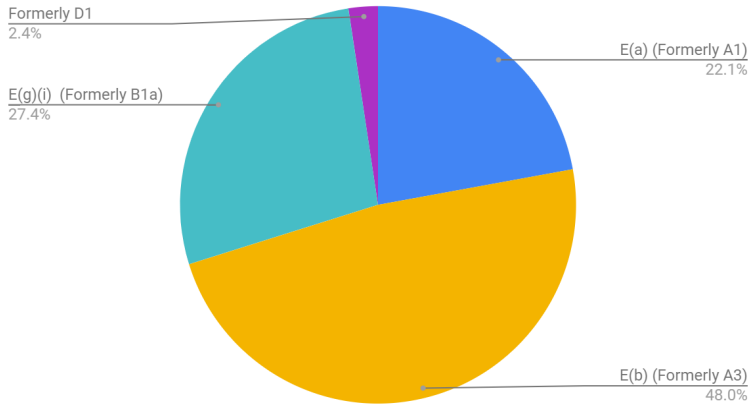
5.11 The use classes included in this section are based on the previous use classes:

- E(a) - Shops: Display or retail sale of goods, other than hot food (Formerly A1)
- E(b) - Restaurants and Cafes: Sale of food and drink for consumption (mostly) on the premises (Formerly A3)
- E(c) - Financial and Professional Services (Formerly A2)
- Sui generis: Drinking Establishments (Formerly A4)
- Sui generis - Hot Food takeaways (Formerly A5)
- E(g) (i) - Offices to carry out any operational or administrative functions (formerly B1a)
- Formerly D1 - Non-residential institutions such as health centres, schools, church halls and places of worship (Mix of E and F under the amended use classes)
- Formerly D2 - Assembly and leisure such as cinemas, indoor or outdoor sports and recreation (Mix of E and F under the amended use classes)

Canterbury city centre

5.12 This figure shows the gain and loss of commercial floorspace within the Canterbury city centre.

Gain of floorspace



Loss of floorspace

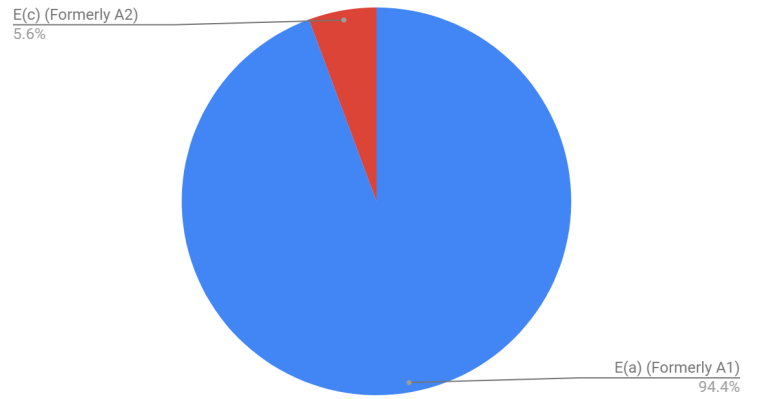


Figure 5.2: Gain and loss of floorspace in Canterbury city centre

Whitstable town centre

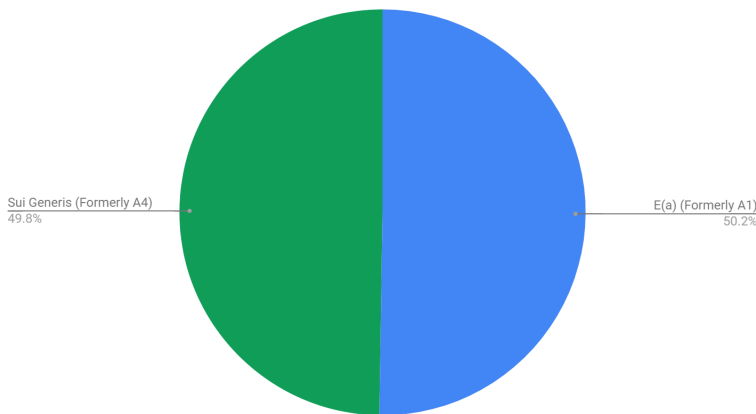
5.13 There were no gains in commercial floorspace within Whitstable town centre this monitoring year.

5.14 The only loss of commercial floorspace was E(g)(i): Offices to carry out any operational or administrative functions (formerly B1a).

Herne Bay town centre

5.15 The figure below shows the gain and loss of commercial floorspace within the Herne Bay town centre.

Gain of floorspace



Loss of floorspace

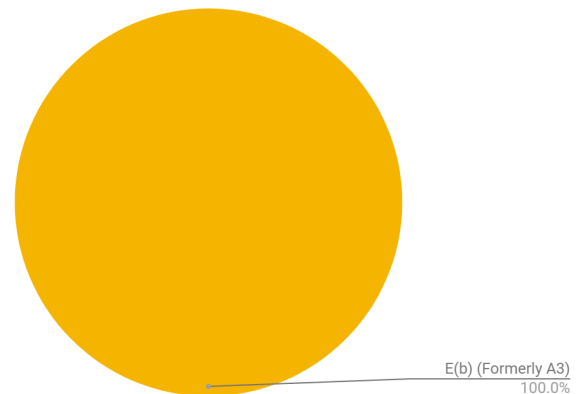


Figure 5.2: Gain and loss of floorspace in Herne Bay town centre

Mixed-use development sites

5.16 Policy TCL10 of the CDLP allocates mixed-use development sites and sets out what is expected to come forward on those sites.

5.17 The six mixed-use sites are progressing at different rates and an update of their progress can be seen below.

Table 5.1: Update on mixed-use development sites

Location	Site	Update
Canterbury	Roger Britton Carpets, 190 Wincheap	Planning permission was granted in February 2018 for student accommodation and a ground floor retail space (A1). The proposal was under construction but is now subject to enforcement action.
	Kingsmead	Construction commenced in January 2020 with completion of the commercial and student elements expected winter 2021. The residential element is anticipated to be finished by 2023/24.
	Peugeot Garage	The majority of the site has now been built out for student accommodation. The remaining section of the site was granted planning permission for further student accommodation which is currently under construction.
	White Horse Lane	No work has taken place on this to date.
Whitstable	The Warehouse, Sea Street	Planning permission has been granted for 7 holiday lets, 8 townhouses and a commercial/community building. As of March 2021 the site has been recorded as complete.
	Whitstable Harbour	<p>Development is progressing in line with the Whitstable Harbour Strategic Plan (February 2017).</p> <p>The former quayside warehouse on the South Quay is currently being completely refurbished as a retail/entertainment centre. Physical construction work is nearly complete and marketing is underway, with a view to granting leases to potential tenants by late November 2021, ready for fit-out and trading.</p> <p>You can find more information on the Whitstable Harbour Strategic Plan here.</p>

Wincheap retail area

5.18 The council has continued to investigate the viability and delivery options for the comprehensive regeneration of the Wincheap estate, in accordance with Policy TCL7 of the CDLP.

Universities

5.19 Policy EMP7 of the CDLP identifies the need for a University of Kent Masterplan. The universities have ambitious plans for development and both the University of Kent and the

5.20 Canterbury Christ Church University have drawn up campus masterplans which outline significant investments planned for the coming years.

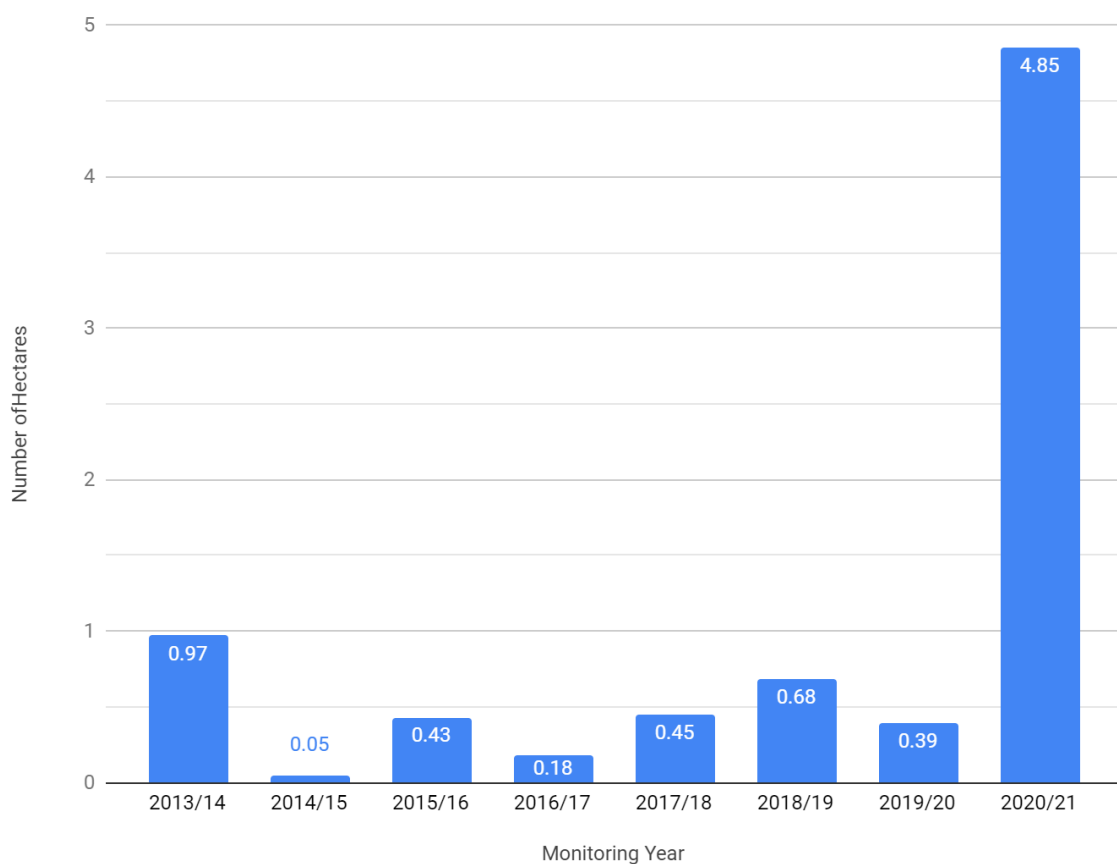
Agricultural land

5.21 Agricultural land is afforded appropriate protection within the CDLP in order to support rural businesses.

5.22 To help understand how this land is being affected by development, the amount of agricultural land being lost to non-agricultural commercial uses is monitored.

5.23 This year has included 3.55 ha of agricultural land being converted into a dog walking field, and 0.72ha being converted for rural education use.

Figure 5.3: Agricultural land lost since 2013/14



Chapter 6: Transport and infrastructure

6.1 It is important to understand the modes of transport being used by the public against the CDLP transport policies and the Canterbury District Transport Strategy.

6.2 The hierarchy, ranked from most to least sustainable, of transport modes within the CDLP is:

- walking
- cycling
- public transport
- park and ride
- private car

Walking

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

6.4 During the monitoring period the council has completed a repaving project at St Margaret's Street to improve the public realm and make the street more attractive for pedestrians.

Cycling

6.5 In 2020, KCC decommissioned various cycle counters across the district. Therefore, we are unable to provide an update on daily usage on the various cycle routes across the district.

6.6 However, over the monitoring period the council has extended two off road cycle routes:

- one at the Canterbury riverside has been extended to reach Asda car park as phase one of a longer project to extend to Vauxhall Road
- the other is an extension to the Crab and Winkle cycle route at Whitstable which is phase one of a longer project to extend to the harbour

Train travel

6.7 Canterbury West, which has the High-Speed service to London, remains the most used station within the district.

6.8 However, usage across most stations dipped in 2019-20 which is to be expected due to the Covid-19 pandemic.

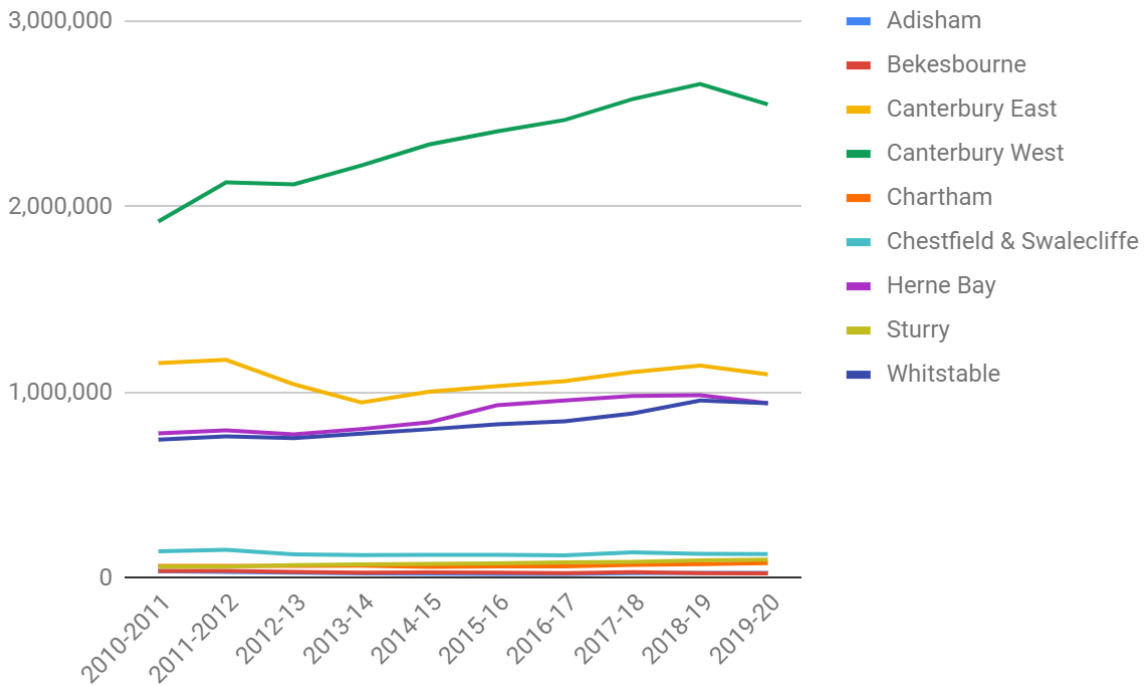


Figure 6.1: Passenger entries and exits per year for stations in the District.

Bus travel

6.9 Investment in bus facilities and infrastructure has improved the attractiveness of bus travel and new strategic developments will be required to continue this pattern of improvements.

Park and Ride

6.10 Park and Ride has removed more than 13 million car trips from Canterbury city centre since 2002 when the data was first collected.

6.11 The combined journey saving from the various sites to the city from these vehicles is over 41 million miles with the associated savings in emission deposits.

6.12 The Covid pandemic has so far had a dramatic effect on the use of public transport and Park and Ride saw customers slow to return.

6.13 During lockdown, the bus service was suspended but sites remained open for walkers/cyclists.

6.14 Most sites were used as vaccination points and for other community-based uses.

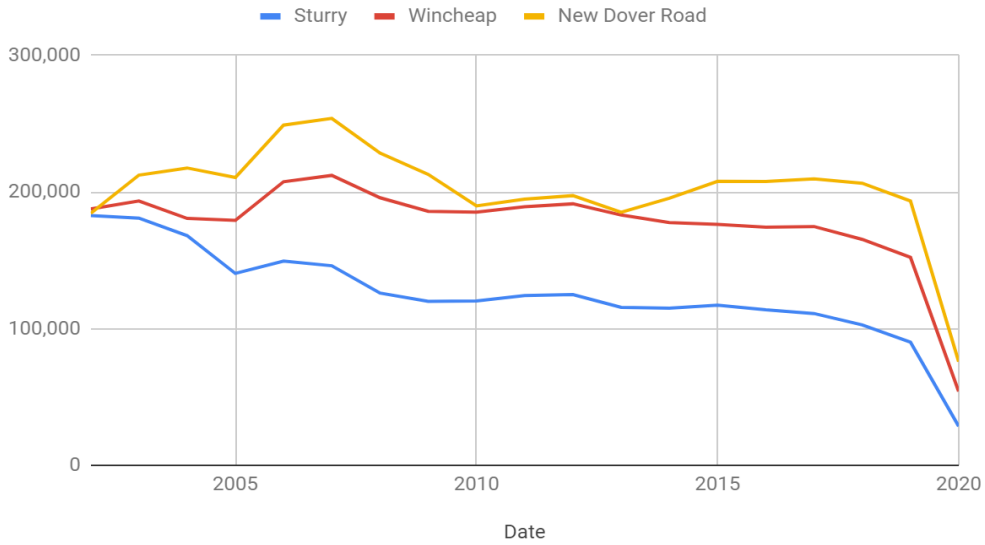


Figure 6.2: Number of daily vehicle use of Park and Ride since 2002.

Private cars

6.15 Traffic flows on six key radial routes in the district remain broadly static since 2000. However, in recent years, has begun to decrease.

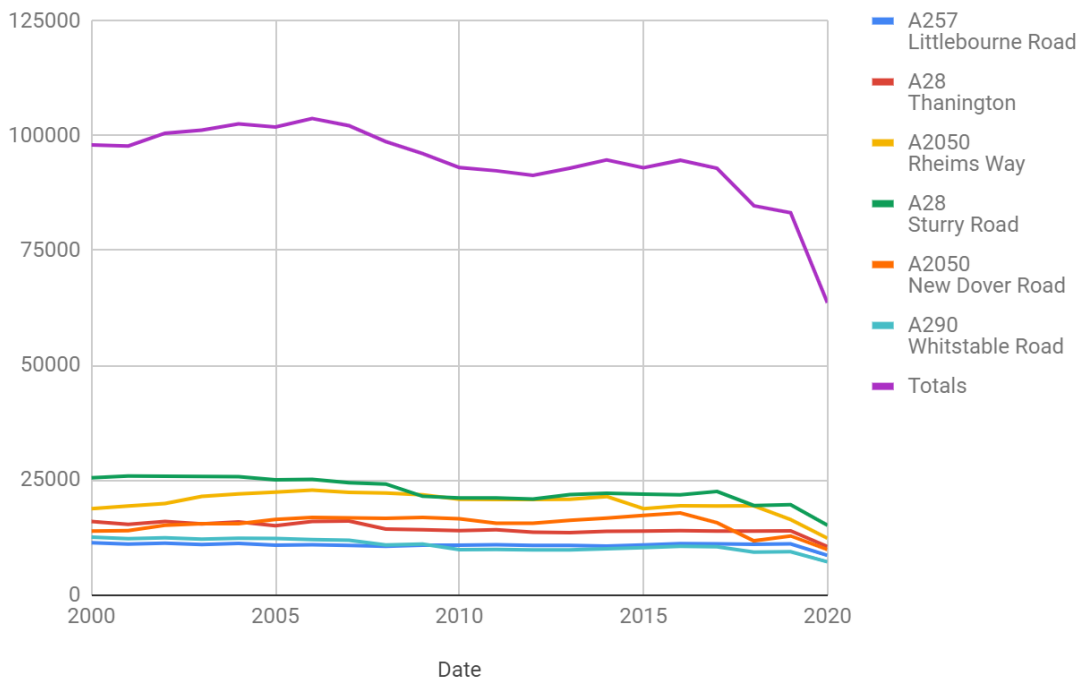


Figure 6.3: Annual Average Daily Traffic flow on A roads within the district

Electric charging points

6.16 A total of 10 dual electric charging stations have been installed during the monitoring period in Station Road West car park.

Community Infrastructure Levy

6.17 The council introduced a Community Infrastructure Levy (CIL) Charging Schedule on 1 April 2020. Headline information of CIL funds received and spent will be reported in next year's AMR.

6.18 The money raised will go towards infrastructure projects within the district that are needed to support development. The types of infrastructure that can be funded by CIL include:

- schools
- transport
- flood defences
- health and social care facilities
- community facilities
- public spaces
- open space, including play areas and parks
- cultural and sport facilities

6.19 You can find out more about CIL [here](#).

Developer contributions

6.20 The council is required to produce an Infrastructure Funding Statement (IFS). The IFS will set out this year's income and expenditure relating to the community infrastructure levy (CIL) and S106 agreements.

6.21 Key headlines from the April 2020 - March 2021 Statement include:

- £229k was the total value of CIL set out in all Demand Notices issued
- £97k was received from CIL
- £3m was secured from new planning applications for new infrastructure
- 258 new affordable housing units have been secured
- £2.1m was received from planning obligations for new infrastructure
- £350k was spent by Canterbury City Council or transferred to external parties (e.g. KCC) to spend

6.22 You can find out more about the IFS [here](#).

Chapter 7: Historic and natural environment

Heritage Strategy

7.1 A Heritage Strategy for Canterbury District and associated Action Plan was adopted in July 2019.

7.2 As heritage features prominently in the council's strategies for transport, green and open spaces management, air quality, place making, conservation and regeneration, the Heritage Strategy aims to integrate these strategies into a unified vision.

7.3 The Heritage Strategy aims to champion heritage in every aspect of the council's services as a way to deliver long-term economic, social and environmental benefits to the district.

7.4 It is also important as it articulates the fundamental significance of the district's heritage environment on the health and wellbeing of the community.

7.5 Protecting and improving our access and understanding of heritage enables us to promote and celebrate it better, attracting more visitors, businesses and investment to the district.

7.6 The Shopfront Design SPD was a key project identified in year 1 of the Action Plan. The document was adopted in December 2020¹¹ as a material consideration in planning decisions.

7.7 The previous Shopfront Supplementary Planning Guidance has been revoked.

7.8 Prepared with support from the Canterbury Society and Canterbury Connected Business Improvement District, the Shopfront Design SPD provides guidance to owners, developers and designers to achieve high standards in shopfront design. It takes a sensible and sensitive approach to security, signage and materials.

7.9 Another action for 2019/20 was to review the Canterbury Conservation Area Appraisal and prepare a Management Plan.

7.10 This work is ongoing and involves a detailed assessment of the character of the Conservation Area.

7.11 The Conservation Area Management Plan will set out what needs to be done to protect and enhance the conservation area, addressing negative impacts and capitalising on opportunities to better reveal or enhance significance.

¹¹ Shopfront Design SPD is available from the website:
<https://www.canterbury.gov.uk/planning-and-building/local-planning-policies/planning-guidance-supplementary-planning-documents/>

7.12 The council currently aims to consult on and adopt the final Conservation Area Appraisal and Management Plan in 2022.

7.13 Work started in scoping a series of projects for the 21/22 Heritage Strategy Delivery Plan. This includes:

- heritage walking trails using digital technology to support tourism and improve the understanding and interpretation of the heritage environment for local people and visitors
- looking at a range of online heritage guidance notes to inform developers and investors how to positively approach building projects, including on climate change and heritage

7.14 The Heritage Strategy recognises the potential benefits of World Heritage Site status and the UNESCO brand for a local economy. This is estimated to be £85 million per year through marketing, tourist numbers, spend and local employment.

7.15 Canterbury is a member of England's Historic Cities, a partnership of destinations which aims to exchange knowledge and share issues to maximise the potential for the cities' visitor economies.

7.16 There is a very clear understanding of the need to ensure that the World Heritage Site is managed appropriately.

7.17 With that goal, the council continues to work with the UNESCO World Heritage Site Committee to oversee the implementation of the existing Management Plan and to prepare delivery of an updated plan.

7.18 The aim of the Management Plan is to protect the World Heritage Site, to sustain its Outstanding Universal Value as agreed by UNESCO, develop understanding of the site and its setting, provide access and interpretation for visitors and allow its continued sustainable economic use.

Heritage at Risk Register

7.19 [Heritage at Risk Register](#) (HAR) refers to a heritage asset (listed building, scheduled monument, conservation area, etc) that has been identified as being at risk of being lost as a result of neglect, decay or inappropriate development.

7.20 The national register is updated and managed by Historic England annually comprising of Scheduled Monuments, and Grade I and II* listed buildings and is publicly available.

Climate change

7.21 The council has employed a Climate Change Officer who has produced a Climate Change Action Plan for the council.

7.22 During the 2020-21 period the Climate Change Working Group steered work to evaluate the carbon emissions baseline, gather evidence, model scenarios development of the Climate Change Action Plan. The plan proceeded to public consultation in January 2021 and was highly supported for adoption in May 2021.

7.23 The Climate Change Action Plan set in motion activities across all areas of the council to accelerate action to reduce the carbon emissions that cause climate change and increase resilience and adaptation to the effects of climate change.

7.24 Canterbury City Council is contributing to regional and national work on climate change through the KCC-led Kent and Medway Environment Group, chaired by Canterbury City Council Chief Executive, the KCC Climate Change Network and Energy and Low Emissions Strategy and the Kent and Medway Climate Change Adaptation Programme.

7.25 The disruption from the pandemic has caused major financial and organisational pressures on the council as well as regional supply and labour shortages.

7.26 These in turn have contributed to a significant additional challenge in resourcing the necessary work to reduce council carbon emissions.

7.27 The council bid for, but was not successful in securing or delivering, Public Sector Decarbonisation, Social Housing Decarbonisation or Green Homes Grant funding in 2020-21.

7.28 The scale and pace of climate change action to meet the council's 2030 net zero goal and areawide decarbonisation targets will therefore require additional acceleration in 2021 onwards.

Air quality

7.29 Road traffic emissions producing nitrogen dioxide along major roads are the main source of air quality issues.

7.30 In Canterbury, the city centre roads suffer from significant congestion in peak hours and there is also an air quality 'hotspot' at the mini roundabout in Herne.

7.31 The council continues to monitor levels of nitrogen dioxide using continuous analysers at Military Road and at the former Chaucer School in Canterbury, where ozone is also continuously monitored.

7.32 The network of nitrogen dioxide diffusion tube sites across the district was expanded in 2020 to include 14 additional diffusion tubes to provide better data and to aid air quality assessments within the planning process.

7.33 The Air Quality Action Plan (AQAP) includes a number of existing and new initiatives that will be implemented to achieve a modal shift target of 5.7% away from private car use for workplace travel to increased use of more sustainable transport including walking, cycling and enhanced bus and Park and Ride provisions.

7.34 This modal shift along with national measures and improvement in the levels of background nitrogen dioxide is expected to achieve compliance in the majority of the AQMA in Canterbury and wholly achieve compliance in the Herne AQMA by 2023.

7.35 Canterbury City Council has taken forward a number of direct measures during the year in pursuit of improving local air quality including:

- improving traffic management by working with partners at KCC and Highways England to make improvements to traffic flow through the city centre;
- working with the Quality Bus Partnership to improve the local public transport network and get the cleanest fleet in terms of emissions
- new Park and Ride contract renewed to include 100% Euro 6 bus fleet
- review of taxi/private hire vehicle policy so that only the cleanest vehicles are licensed
- produced an Electric Vehicle Infrastructure Strategy to increase charging provision across the District
- introducing increased parking charges in the city centre and 20% discount for electric and plug-in hybrid vehicles at all ANPR car parks
- new hybrid car club operating from 5 car parks in Canterbury to reduce car ownership
- launched a 12 month electric scooter hire pilot in Canterbury
- ensured that 894 electric vehicle charging points are installed across four newly permitted residential developments

Playing pitch need assessment and strategy

7.36 The Playing Pitch Needs Assessment and Strategy assessed the current and future needs for:

- football
- cricket
- rugby union
- hockey
- tennis
- bowls
- athletics
- netball
- golf
- rounders
- American football
- lacrosse
- coastal sports

7.37 Finalised in October 2020, the Playing Pitch Strategy includes an action plan to help address the key issues identified in the assessment report.

7.38 While it has not been an entire year since the documents were published till the end of March 2021 and the monitoring period of this report, the following headlines have occurred:

- granting detailed planning permission for a community sports pavilion with associated parking at Sports Field, Rabbit Hole, Barham
- granting outline planning permission for playing fields associated with a primary school on the strategic site Land at Sturry
- granting outline planning permission for outdoor sports playing pitches (for use by Briary School) on the strategic site Land at Greenhill, Herne Bay
- a Sports forum was set up with local sports providers in the district to develop a strategy, share information and best practice. The longer term view will be to monitor and drive the actions forward from the Playing Pitch Strategy and Indoor Built Sports Facilities Strategy

Indoor built sports facilities need assessment and strategy

7.39 The Indoor Built Sports Facilities Need Assessment and Strategy assessed the current and future needs for:

- village/community halls
- sports halls
- swimming pools
- health and fitness suites
- squash
- indoor bowls
- gymnastics
- indoor tennis
- watersports

7.40 Finalised in October 2020, the Indoor Built Sports Facilities Strategy includes an action plan to help address the key issues identified in the assessment report.

7.41 While it has not been an entire year since the documents were published till the end of March 2021 and the monitoring period of this report, the following headlines have occurred:

- the completion of the University of Kent's new indoor arena which replaced 3 tennis courts with 4 new acrylic tennis courts. The new centre is also marked for netball and will be utilised for events and exams
- the completion of a Pilates Studio at 5 Beach Walk, Whitstable
- granting planning permission for an extension to Blean Village Hall
- granting planning permission for an extension to provide a fitness studio at Whitstable Swimming Pool
- granting planning permission for an extension to facilitate the upgrade and refurbishment of Kingsmead Leisure Centre
- a sports forum was set up with local sports providers in the district to develop a strategy, share information and best practice. The longer term view will be to monitor and drive the actions forward from the Playing Pitch Strategy and Indoor Built Sports Facilities Strategy

Waste management

7.42 The council aims to recycle as much waste as possible. In 2019/20 Canterbury produced a total of 57,465 tonnes of waste.

7.43 This figure consists of kerbside, bring banks and third party organisations and contributes 8.39% of Kent's total waste figure.

7.44 The Kent Resource Partnership collects and deals with what happens with discarded household materials afterwards.

7.45 Working towards the vision of leading the transformation to a circular economy, where the value of material resources flowing into and through Kent are retained, generating employment, skills and training opportunities, and realising wider economic, environmental, health and wellbeing benefits for the local and regional community and beyond.

7.46 However the Covid-19 pandemic may have had an impact on the 2019/20 and therefore the data for that year.

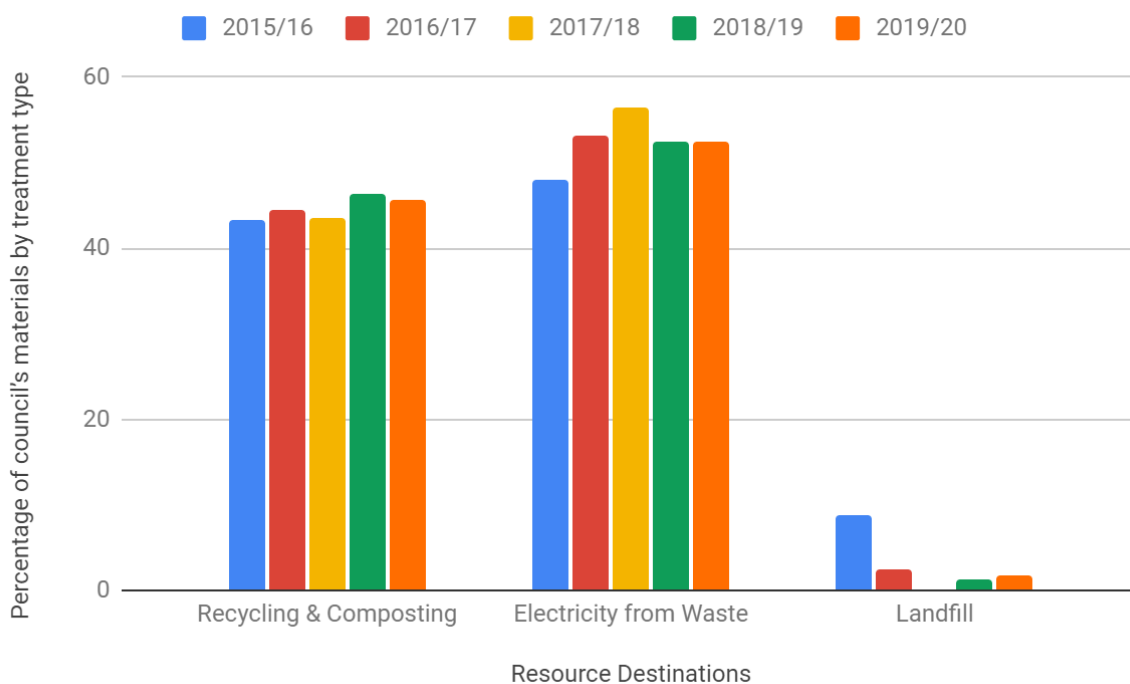


Figure 7.1: The percentage of the council's materials disposed of by different methods.

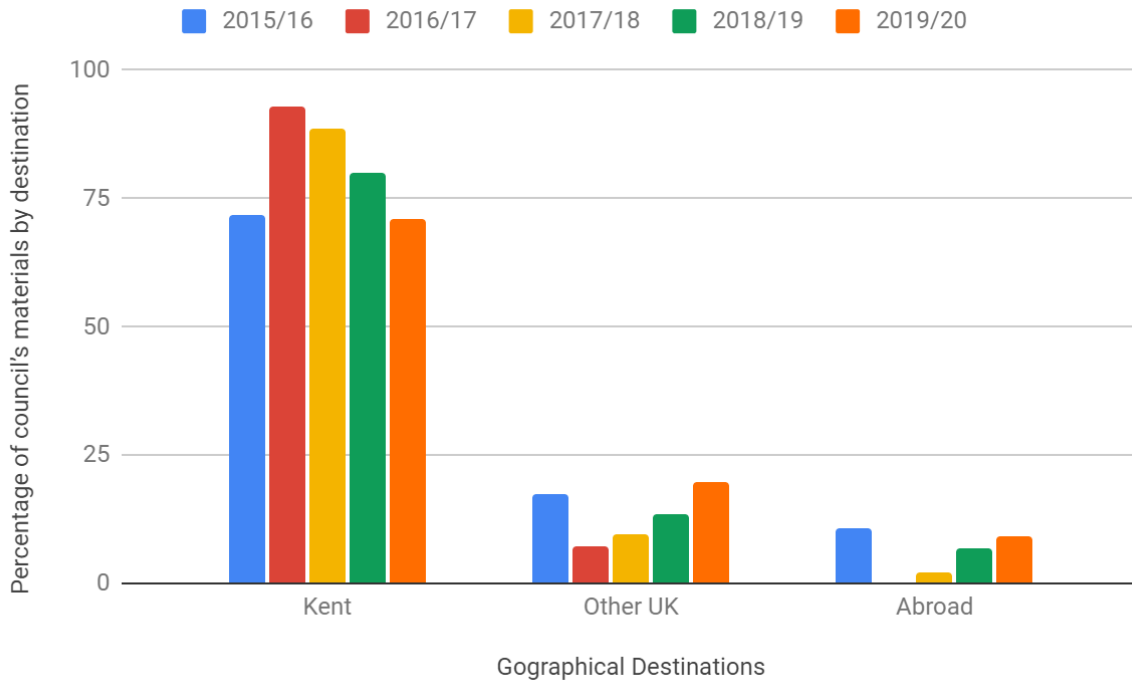


Figure 7.2: The percentage of the council's materials disposed of in different locations

Appendices

Appendix A: Duty to cooperate

Meetings attended by CCC Officers with duty to cooperate partners between 1st April 2020 to 31st March 2021. Other meetings have occurred such as for site specific issues including pre-application meetings, and a variety of other methods of communication have been used to maintain our long established, effective working relationships, and to discharge our duty to cooperate.

Table A.1: Record of consultation and engagement with duty to cooperate partners

Date	Purpose	Attendees (s) / Group	Outcome
08/04/2020	Network Rail Meeting	Network Rail	Update on Local Plan work, exchange of ideas
21/04/2020	District Level Licensing for Great Crested Newts	Natural England, Local authorities and interested parties	Update on how the licensing has been working and information on how it will work in the future
22/04/2020	Housing Delivery Group	Developers and Delivery Stakeholders	Update on Local Plan work, exchange of ideas and input into the HDT Action Plan
23/04/2020	Management of Thanet SAMMs Scheme	Thanet District Council	Project update
24/04/2020	Kent Planning Policy Forum	Kent and Medway LPAs	Ongoing progress and information sharing with a focus on climate change
04/05/2020	Housing Delivery Group	Developers and Delivery Stakeholders	Update on Local Plan work, exchange of ideas and input into the HDT Action Plan
05/05/2020	Stodmarsh liaison group	East Kent Councils and KCC	Share updates between the Districts
06/05/2020	World Heritage Site Committee	World Heritage Site Management Committee	To discuss the management of Canterbury World Heritage Site
15/05/2020	Kent Planning Officers Group	Representatives from all local planning authorities	information sharing
02/06/2020	Local Plan	Bridge Parish Council	Update on Local Plan Issues work
03/06/20	Local Plan	Chislet Parish Council	Update on Local Plan Issues work
05/06/2020	Local Plan	Canterbury Society	Update on Local Plan Issues work
08/06/2020	Local Plan	Councillors	Ongoing progress and information sharing

09/06/2020	Local Plan	Chislet Parish Council	Update on Local Plan Issues work
09/06/2020	Local Plan	Ickham Parish Council	Update on Local Plan Issues work
09/06/2020	Transport modelling	KCC/ CCC	Update on progress of transport model
10/06/2020	Local Plan	Thanington Parish Council	Update on Local Plan Issues work
11/06/2020	Local Plan	University of Kent	Update on Local Plan Issues work
15/06/2020	Local Plan	Councillors	Ongoing progress and information sharing
17/06/2020	Local Plan	National Grid	Update on Local Plan Issues work
18/06/2020	Local Plan	Swale BC	Update on Local Plan Issues work
19/06/2020	Kent Planning Policy Forum	Kent and Medway LPAs	Ongoing progress and information sharing including biodiversity, climate change and Self / Custom build, Permission in Principle & Brownfield Registers
22/06/2020	Local Plan	Thanington Parish Council	Discussion about Neighbourhood Plans
22/06/2020	Housing Delivery Group	Developers and Delivery Stakeholders	Update on Local Plan and input into the HDT Action Plan
23/06/2020	Housing Delivery Group	Developers and Delivery Stakeholders	Update on Local Plan and input into the HDT Action Plan
23/06/2020	Biodiversity net Gain metric	Kent Nature Partnership	Update and training on the Biodiversity Net Gain metric
02/07/2020	East Kent DTC	East Kent LPAs - DDC, FHDC, ABC, TDC	Ongoing progress and information sharing
03/07/2020	Kent Planning Officers Group	Representatives from all local planning authorities	information sharing
03/07/2020	Local Plan	UK Power Networks	Update on Local Plan Issues work, exchange of ideas
07/07/2020	Management of North Kent Marshes SAMMS Scheme	RSPB, Natural England, Swale Borough Council, Medway City Council, Kent Wildlife Trust, Gravesham Borough Council, KCC	Project management and updates

07/07/2020	Discuss environmental issues concerning the North Kent Local Authorities	North Kent Environmental Planning Group	Information sharing and environmental related information updates
14/07/2020	Biodiversity net Gain in Kent	Kent Nature Partnership	Discussion about how biodiversity net gain could be considered in Kent
15/07/2020	Bishopsbourne and Womenswold Parish Councils	Bishopsbourne and Womenswold Parish Councils	Update on Local Plan Issues work
20/07/2020	Local Plan: Issues - Stakeholder Conference	Stakeholders	To discuss Local Plan stakeholder issues and aspirations to 2040
22/07/2020	Local Plan: Issues - Developer Conference	Developers	To discuss Local Plan development industry issues and solutions to 2040
28/07/2020	Stodmarsh liaison group	East Kent Councils and KCC	Share updates between the Districts
30/07/2020	North & East Kent Connectivity CMSP - East Kent Study Area	Network Rail and local authority representatives	launch of North & East Kent Connectivity Study
31/07/2020	Woodland Trust	Woodland Trust	Update on Local Plan
05/08/2020	Transport modelling	KCC/ CCC/ all districts and Medway	Presentation on Kent Transport Model
11/08/2020	University of Kent	University of Kent	Update on Local Plan Issues work
11/08/2020	Stodmarsh liaison group	East Kent Councils and KCC	Share updates between the Districts
18/08/2020	Stodmarsh liaison group	East Kent Councils and KCC	Share updates between the Districts
25/08/2020	Water Resources South East Forecasts Webinar	Representatives from water industries, statutory agencies and local planning authorities	To discuss growth and forecasting for water supply in the South East
25/08/2020	Stodmarsh liaison group	East Kent Councils and KCC	Share updates between the Districts
07/09/2020	Planning update	CCC councillors	Information sharing
08/09/2020	Stodmarsh liaison group	East Kent Councils and KCC	Share updates between the Districts
09/09/2020	Kent Conservation Officers Group	Representatives from Kent local planning authorities	To discuss best practice and current issues around conservation

11/09/2020	Kent Planning Policy Forum	Kent and Medway LPAs	Ongoing progress and information sharing including government consultations and town centres
15/09/2020	Meeting to discuss digital infrastructure	CCC, KCC and Three	Information sharing on 5G
16/09/2020	Whitstable Town Centre Workshop	Stakeholders	Discuss Local Plan options
22/09/2020	Herne Bay Town Centre Workshop	Stakeholders	Discuss Local Plan options
22/09/2020	Transport modelling	KCC/ CCC	Update on progress of transport model
22/09/2020	Stodmarsh liaison group	East Kent Councils and KCC	Share updates between the Districts
24/09/2020	East Kent DTC	East Kent LPAs - DDC, FHDC, ABC, TDC	Ongoing progress and information sharing
29/09/2020	Canterbury City Centre Workshop	Stakeholders	Discuss Local Plan options
06/10/2020	Kent Police meeting	Police	Discuss Local Plan
06/10/2020	Biodiversity net Gain in Kent	Kent Nature Partnership	Discussion about how biodiversity net gain could be considered in Kent and what evidence would be needed
06/10/2020	Stodmarsh liaison group	East Kent Councils and KCC	Share updates between the Districts
09/10/2020	Whitstable School	Students	Discuss Local Plan
12/10/2020	Langton School	Students	Discuss Local Plan
13/10/2020	University of Kent Geography Seminar	Students	Discuss Local Plan options
13/10/2020	Management of North Kent Marshes SAMMS Scheme	RSPB, Natural England, Swale Borough Council, Medway City Council, Kent Wildlife Trust, Gravesham Borough Council, KCC	Update on the project and COVID impacts such as delaying monitoring work for 12 months
14/10/2020	Transport for South East Conference	Wide variety of stakeholders from across the region - Highways England, Network Rail, Train operators, Bus operators, County Councils, Local Planning Authorities and others	Update on TFSE transport strategy

16/10/2020	Local Plan Schools Conference	Representatives for and students from Simon Langton Boys School, Whitstable School and Spires Academy	Discuss Local Plan options
20/10/2020	Stodmarsh liaison group	East Kent Councils and KCC	Share updates between the Districts
21/10/2020	Management of Thanet SAMMs Scheme	Thanet District Council	Project update
21/10/2020	Local Plan Transport Conference	Stakeholders and community groups	Discuss Local Plan options
23/10/2020	KCC/CCC Transport Modelling meeting	KCC, CCC officers and Amey	Project update and to discuss transport modelling
23/10/2020	North & East Kent Connectivity CMSP - East Kent Study Area	Network Rail and local authority representatives	Project update
27/10/2020	Planning Advisory Service/MHCLG meeting with CCC	CCC Officers, PAS and MHCLG	Information sharing - best practice in digital planning and community engagement
02/11/2020	Quality Bus Partnership	KCC and CCC members and officers and Stagecoach	Information sharing
03/11/2020	Stodmarsh liaison group	East Kent Councils and KCC	Share updates between the Districts
03/11/2020	Kent CC meeting	KCC and CCC members and officers	Information sharing
04/11/2020	World Heritage Site Committee	World Heritage Site Management Committee	To discuss the management of Canterbury World Heritage Site
05/11/2020	Kent Conservation Officers Group	Representatives from Kent local authorities	To discuss best practice and current issues around conservation
09/11/2020	Canterbury / Swale meeting	Representatives from Canterbury and Swale local authorities	Information sharing
13/11/2020	Chartham Neighbourhood Plan	Chartham Neighbourhood Plan representatives	Information sharing and advice
19/11/2020	Thanington Neighbourhood Plan	Thanington Neighbourhood Plan representatives	Information sharing and advice
20/11/2020	Kent Planning Policy Forum	Kent and Medway LPAs	Ongoing progress and information sharing, including Environment Bill, Draft South

			East Marine Plan and Transport for South East
26/11/2020	Management of Thanet SAMMs Scheme	Thanet District Council	Project update
27/11/2020	Kent Environment Strategy	Local Authorities and key stakeholders	Project update
01/12/2020	Thanington Neighbourhood Plan	Thanington Neighbourhood Plan representatives	Information sharing and advice
01/12/2020	Low Carbon Homes Kent - Advisory Group	Local Authorities, Low Carbon Homes UK	Discuss and agree content for Kent Low Carbon Homes conference
02/12/2020	PAS Stodmarsh Working Group	Local Planning Authorities, Southern Water, NE, EA, Ofwat and PAS	Information sharing and advice on Stodmarsh water quality issues
03/12/2020	Stodmarsh- PAS	East Kent Councils, KCC, Civil Servants from DEFRA and MHCLG, Natural England, Environment Agency, OFWAT, Southern Water	Joint understanding of issues and the potential strands to pursue towards a solution
04/12/2020	Kent Planning Officers Group	Representatives from all local planning authorities	information sharing
09/12/2020	Draft Options workshop	Councillors	Update on LP - emerging vision
11/12/2020	Bridge Neighbourhood Plan	Bridge Neighbourhood Plan representatives	Information sharing and advice
14/12/2020	Draft Options workshop	Councillors	Update on LP - town centres
16/12/2020	Low Carbon Homes Kent - Advisory Group	Local Authorities, Low Carbon Homes UK	Discuss and agree content for Kent Low Carbon Homes conference
16/12/2020	Kent Conservation Officers Group	Representatives from Kent local authorities	To discuss best practice and current issues around conservation
17/12/2020	KCC/CCC Meeting on transport	KCC and CCC Officers	Meeting to discuss Local Plan, transport modelling and approach
17/12/2020	Transport modelling	KCC/ CCC	Update on progress of transport model
06/01/2021	Kent Fire and Rescue	Kent Fire and Rescue	Information sharing
07/01/2021	Coastal Community Team	Coastal Community Team	Information sharing

07/01/2021	Kent Wildlife Trust	Kent Wildlife Trust	Information sharing
07/01/2021	Draft Options workshop	Councillors	Update on the draft options paper for consultation - Housing, employment and transport
07/01/2021	Kent Wildlife Trust	Kent Wildlife Trust	Links with Kent Wildlife Trust and the council, including Local Plan
12/01/2021	Management of North Kent Marshes SAMMS Scheme	RSPB, Natural England, Swale Borough Council, Medway City Council, Kent Wildlife Trust, Gravesham Borough Council, KCC	Project management and updates
12/01/2021	Discuss environmental issues concerning the North Kent Local Authorities	North Kent Environmental Planning Group	Information sharing and environmental related information updates
13/01/2021	PAS Stodmarsh Working Group	Local Planning Authorities, Southern Water, NE, EA, Ofwat and PAS	Information sharing and advice on Stodmarsh water quality issues
13/01/2021	Stodmarsh- PAS	East Kent Councils, KCC, Civil Servants from DEFRA and MHCLG, Natural England, Environment Agency, OFWAT, Southern Water	Joint understanding of issues and the potential strands to pursue towards a solution
14/01/2021	Draft Options workshop	Councillors	Update on the draft options paper for consultation - Housing, employment and transport
15/01/2021	Kent Chief Planners	Representatives from all local planning authorities	Information sharing and updating. Agreed the future purpose of the group, and renaming from Kent Planning Officers Group to Kent Chief Planners
15/01/2021	Management of Thanet SAMMs Scheme	Thanet District Council	Project update
18/01/2021	Draft Options workshop	Councillors	Update on the draft options paper for consultation - Town Centre Strategies
18/01/2021	South East Water - Broad Oak Reservoir update	SE Water	Information sharing and update
19/01/2021	N&EKC Study - East Kent Working Group	Network Rail and Local Authorities	Information sharing and updating on stations and passenger services

25/01/2021	Kent Conservation Officers Group	Representatives from Kent local authorities	To discuss best practice and current issues around conservation
25/01/2021	Highways comments on SLAA submission	Kent Highways	Highways comments on SLAA submission
28/01/2021	Draft Options workshop	Councillors	Update on the draft options paper for consultation - Town Centre Strategies
29/01/2021	Kent Planning Policy Forum	Kent and Medway LPAs	Ongoing progress and information sharing, including Community Led Housing and possible small sites Local Plan policy presentations
01/02/2021	Parish Councils Meeting	Parish Councils	Information sharing on Local Plan, Neighbourhood Planning and CIL
04/02/2021	Draft Options workshop	Councillors	Update on the draft options paper for consultation - transport and infrastructure
09/02/2021	Draft Options workshop	Councillors	Update on the draft options paper for consultation
10/02/2021	PAS Stodmarsh Working Group	Local Planning Authorities, Southern Water, NE, EA, Ofwat and PAS	Information sharing and advice on Stodmarsh water quality issues
10/02/2021	Stodmarsh- PAS	East Kent Councils, KCC, Civil Servants from DEFRA and MHCLG, Natural England, Environment Agency, OFWAT, Southern Water	Joint understanding of issues and the potential strands to pursue towards a solution
11/02/2021	M2 J7 Duty to Cooperate Meeting	Highways England, Local Authorities	Information sharing
11/02/2021	Chartham Neighbourhood Plan	Chartham Neighbourhood Plan representatives	Update and housing need assessment for Chartham Neighbourhood Plan
11/02/2021	Draft Options workshop	Councillors	Update on the draft options paper for consultation
12/02/2021	Kent Chief Planners	Representatives from all local planning authorities	Information sharing and updating. Provide a brief from a planning perspective on the New Homes Bonus Consultation
12/02/2021	Kingston Neighbourhood Plan	Parish Council representatives	Information about neighbourhood planning
23/02/2021	Councillor Workshop	Councillors	Climate change and Natural environment workshop

02/03/2021	Wickhambreaux Neighbourhood Plan	Parish Council representatives	Information about neighbourhood planning
03/03/2021	Transport modelling	KCC/ CCC	Update on progress of transport model
04/03/2021	East Kent Duty to Cooperate Meeting	LPAs from East Kent	Information sharing and Local Plan updates
04/03/2021	South East Coast Ambulance Service	South East Coast Ambulance Service	Information sharing for Local Plan
04/03/2021	Upper Hardres Neighbourhood Plan	Parish Council representative	Information about neighbourhood planning
05/03/2021	Canterbury Showcase for Digital Heritage and Local Plan	Planning Advisory Service, MHCLG (Local Digital)	Sharing best practice in digital to PAS and MHCLG
10/03/2021	Local Plan Transport Modelling Meeting	KCC and CCC officers, Amey	To discuss transport modelling
11/03/2021	South East Marine Plan	Marine Management Organisation and other interested parties	Guidance on how to implement the South East Marine Plan in planning
11/03/2021	Thanington Neighbourhood Plan	Thanington Neighbourhood Plan representatives	Advice and Information sharing for Neighbourhood Plan
11/03/2021	Draft Options workshop	Councillors	Update on the draft options paper for consultation
17/03/2021	Draft Options workshop	Councillors	Update on the draft options paper for consultation
23/03/2021	Environmental Crime KCC Members Working Group	Councillors	Information sharing/update
24/03/2021	Transport for the South East - Freight, Logistics and International Gateways Forum	TSE members, such as Highways England, Port of London, Port of Dover, TfL, Portsmouth CC, Rail Freight Group, University of Kent	Progress development of Freight Strategy
25/03/2021	Historic England liaison meeting	Historic England	Information sharing
26/03/2021	Kent Chief Planners	Representatives from all local planning authorities	Information sharing and updating. Assist in evidence gathering for Thames Estuary / Homes England Infrastructure Study

30/03/2021	Pollinator Plan Workshop	Stakeholders and interested parties	Update on the production of a pollinator plan
31/03/2021	Management of North Kent Marshes SAMMS Scheme	RSPB, Natural England, Swale Borough Council, Medway City Council, Kent Wildlife Trust, Gravesham Borough Council, KCC	Project management and updates
31/03/2021	KCC and CCC Local Plan meeting	CCC and KCC officers	To discuss Local Plan and infrastructure issues
31/03/2021	Fordwich Neighbourhood Plan	Fordwich Neighbourhood Plan representatives	Advice and Information sharing for Neighbourhood Plan
31/03/2021	Chartham Neighbourhood Plan	Meeting with Chartham Neighbourhood Plan groups Planning Consultant	Advice and Information sharing for Neighbourhood Plan

Appendix B: Employment floorspace

Table B.1: Time series for gross gain in employment floorspace

Year	E(g) (i) (Formerly B1a)	E(g) (ii) (Formerly B1b)	E(g) (iii) (Formerly B1c)	B2	B8
2009/10	4,992	0	2,882	1,488	3,807
2010/11	2,278	0	844	2,083	705
2011/12	418	0	2,459	657	2,123
2012/13	272	0	1,147	1,212	259
2013/14	1,463	0	657	0	1,158
2014/15	719	0	524	270	4,536
2015/16	317	0	2,627	286	414
2016/17	4,131	676	246	3,369	6,178
2017/18	1,304	0	432	588	2,372
2018/19	804	701	1,804	0	13,786
2019/20	220.1	0	0	66	2,737
2020/21	1015.6	386	774	0	925

Table B.2: Time series for net change in employment floorspace

Year	E(g) (i) (Formerly B1a)	E(g) (ii) (Formerly B1b)	E(g) (iii) (Formerly B1c)	B2	B8
2009/10	2,192	0	1,237	1,488	3,807
2010/11	-1,054	0	-2,457	-6,853	-3,527
2011/12	-4,668	0	1,390	582	1,793
2012/13	-954	-200	451	879	-1,043
2013/14	-1,227	0	219	-437	735
2014/15	-2,640	0	-2,124	-11,810	2,991
2015/16	-573	0	1,809	214	128
2016/17	2,494	676	-621	2,709	5,458
2017/18	-1,112	0	-3,068	-2,205	-5,815
2018/19	-1,830	701	-471	-3,728	10,972
2019/20	-603	0	-83	66	1,943
2020/21	822	386	774	-944	925

Appendix C: Retail and town centre floorspace

Table C.1: Total changes in floorspace for the district by type

Year	Total amount of floorspace	E(a) (Formerly A1)	E(c) (Formerly A2)	E(b) (Formerly A3)	Sui Generis (Formerly A4)	Sui Generis (Formerly A5)	E(g)(i) (Formerly B1a)	Formerly D1	Formerly D2
2010/11	Gains	1,679	23	NA	NA	NA	2,278	NA	591
	Net	-1,449	-4,373	NA	NA	NA	-1,054	NA	-337
2011/12	Gains	6,517	534	NA	NA	NA	3,597	NA	2,239
	Net	3,119	477	NA	NA	NA	1,661	NA	-761
2012/13	Gains	3,770	334	NA	NA	NA	138	NA	1,078
	Net	-774	176	NA	NA	NA	-766	NA	1,078
2013/14	Gains	4,474	70	1,489	174	301	1,463	2,700	601
	Net	2,305	-46	1,168	-3,279	245	-1,227	1,411	-360
2014/15	Gains	1,054	0	735	1,289	252	719	4,650	1,770
	Net	238	-574	673	1,289	252	-2,640	3,840	1,255
2015/16	Gains	656	405	1,019	271	200	317	6,450	3,662
	Net	-1,023	405	1,019	204	200	-573	4,042	3,662
2016/17	Gains	12,194	109	1,999	388	145	4,131	3,053	1,772
	Net	10,069	-774	1,923	-412	145	2,494	-178	-12,766
2017/18	Gains	5,421	266	2,652	319	116	1,304	15,417	5,644
	Net	-1,010	-326	2,199	-887	116	-1,112	6,570	-8,620
2018/19	Gains	1582.3296	432	648.2	43	103.6	804	13156.85	799.5
	Net	540.8696	274.4	437.2	-731.5	31.9	-1830.15	12901.85	570.5
2019/20	Gains	1664.8	0	256.8	322.65	0	220.1	5448.07	4185.1
	Net	-1322.46	-120.6	130.8	-40.35	-60	-603.2	-9588.93	4007.1
2020/21	Gains	722.2	0	937.1	108.8	0	1015.6	4376.3	2009
	Net	-1060.7	-100	875.7	-245.4	0	822.1	3036.3	835

Table C.2: Total changes in floorspace for Canterbury city centre by type

Year	Total amount of floorspace	E(a) (Formerly A1)	E(c) (Formerly A2)	E(b) (Formerly A3)	Sui Generis (Formerly A4)	Sui Generis (Formerly A5)	E(g)(i) (Formerly B1a)	Formerly D1	Formerly D2
2010/11	Gains	796	90	278	64	62	0	3,655	0
	Net	-1,805	-3,565	216	64	62	-523	3,655	-929
2011/12	Gains	3,968	438	921	263	63	3,130	489	0
	Net	794	438	858	-106	63	1,336	-4,283	0
2012/13	Gains	450	259	332	0	0	0	209	0
	Net	-2,699	259	310	0	0	0	209	0
2013/14	Gains	200	70	947	74	40	364	419	0
	Net	-270	70	777	-107	-16	-681	357	-305
2014/15	Gains	190	0	434	226	87	0	8	0
	Net	-312	-574	372	226	87	-368	8	0
2015/16	Gains	43	36	988	158	30	109	515	0
	Net	-1,087	36	988	158	30	-273	278	0
2016/17	Gains	412	20	1,134	27	0	0	9	0
	Net	-421	-197	1,058	27	0	-97	-1,267	0
2017/18	Gains	417	266	1,274	225	0	281	51	0
	Net	-870	198	841	-253	0	-1,760	-161	0
2018/19	Gains	262	320	158	43	81	0	163	0
	Losses	452.1	37	81	445	0	315	40	0
	Net	-190.1	283	77	-402	81	-315	123	0
2019/20	Gains	15	0	66	0	0	0	244.3	151
	Net	15	0	66	0	0	-310.3	-380.7	151
2020/21	Gains	397.6	0	863	0	0	493	43	0
	Net	-1274.2	-100	863	0	0	493	43	0

Table C.3: Total changes in floorspace for Herne Bay town centre by type

Year	Total amount of floorspace	E(a) (Formerly A1)	E(c) (Formerly A2)	E(b) (Formerly A3)	Sui Generis (Formerly A4)	Sui Generis (Formerly A5)	E(g)(i) (Formerly B1a)	Formerly D1	Formerly D2
2010/11	Gains	47	0	0	0	0	63	13	0
	Net	-168	0	0	0	0	-268	13	0
2011/12	Gains	0	0	87	0	0	0	0	785
	Net	-195	-57	-1067	0	0	0	0	-907
2012/13	Gains	20	0	0	326	139	0	34	0
	Net	-607	0	-89	-154	139	-122	34	0
2013/14	Gains	143	0	99	34	0	0	0	0
	Net	-69	0	99	34	0	0	0	0
2014/15	Gains	135	0	42	111	165	0	0	0
	Net	19	0	42	111	165	0	-132	0
2015/16	Gains	0	15	31	87	170	0	0	0
	Net	-278	15	31	87	170	0	-122	0
2016/17	Gains	1,587	89	142	0	0	0	0	50
	Net	1,333	43	142	-206	0	0	-1,150	50
2017/18	Gains	26	0	0	0	0	0	0	19
	Net	-10	-306	0	0	0	0	0	-711
2018/19	Gains	5.9	0	240	0	0	42	0	0
	Net	-16.1	0	240	0	0	42	-7	0
2019/20	Gains	12.8	0	0	0	0	0	0	0
	Net	-111.2	0	0	0	-60	-110	0	0
2019/20	Gains	62	0	0	61.4	0	0	0	0
	Net	62	0	-61.4	61.4	0	0	0	0

Table C.4: Total changes in floorspace for Whitstable town centre by type

Year	Total amount of floorspace	E(a) (Formerly A1)	E(c) (Formerly A2)	E(b) (Formerly A3)	Sui Generis (Formerly A4)	Sui Generis (Formerly A5)	E(g)(i) (Formerly B1a)	Formerly D1	Formerly D2
2010/11	Gains	161	0	132	0	0	224	145	0
	Net	161	-67	132	0	-76	-291	145	0
2011/12	Gains	126	90	330	1,206	59	0	0	0
	Net	126	90	330	1,206	59	-142	-67	-1,206
2012/13	Gains	76	0	0	0	0	0	0	0
	Net	-9	0	0	0	0	0	0	0
2013/14	Gains	8	0	0	45	0	0	0	0
	Net	-82	0	0	45	0	0	0	0
2014/15	Gains	296	0	0	0	0	0	0	0
	Net	296	0	0	0	0	0	0	0
2015/16	Gains	3	0	0	0	0	0	0	0
	Net	3	0	0	0	0	0	0	0
2016/17	Gains	207	0	60	0	35	0	0	0
	Net	158	0	60	0	35	0	-45	0
2017/18	Gains	363	85	445	0	0	0	0	0
	Net	-546	-64	424	-250	0	0	-71	0
2018/19	Gains	100	112	146.2	0	22.6	0	0	0
	Net	66	112	146.2	-112	22.6	-128	0	0
2019/20	Gains	0	0	91	219.7	0	85	0	0
	Net	-105.3	0	91	-122.4	0	85	0	0
2019/20	Gains	0	0	0	0	0	0	0	0
	Net	0	0	0	0	0	-45	0	0

Appendix D: Green Infrastructure Strategy Action Plan

The Green Infrastructure Strategy was adopted on 18 November 2018.

The strategy (2018 - 2023) sets out strategic priorities, opportunities and future actions to ensure that green infrastructure is provided, enhanced and protected to support the future health and well being for the district's residents and visitors.

In the table below:

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

Table D.1: Progress of the Green Infrastructure Strategy Action Plan

Project name/ description	Project Lead	Partners	Meets GIS Objectives	Timescale	Progress
Riverside Walk interpretation signage project	CCC	Canterbury Riverside Group	CC2, CC6, CC12	2018/2019	Completed in 2019
St Mary de Castro grounds improvement	CCC	Friends of Dane John Gardens	CC6, CC7, CC12	2018/2019	Completed in 2019
Chesfield Play Area refurbishment	CCC	Parish council	W4, W11, W13	By end 2018	Completed in 2018.
SAMMS – Thanet Coastal Monitoring Bird and Visitor Survey Carried Out	CCC	Thanet District Council	W2, HB2	Nov 2018 - Feb 2019	Completed in 2019

SAMMS- Swale Coastal monitoring Wardens on site, signage going up	CCC	North Kent SAMMS (5 councils)	W2, HB2	Ongoing	Some work has been completed
					The SAMMs project is ongoing
Herne Bay Coastal Park Improvements - Victorian sea shelter project	CCC	Local Community Group	HB8	Early 2019	Completed in 2019
Riverside walking and cycle route, Canterbury phase 1: Asda to Vauxhall Avenue	CCC		CC6, CC7, CC12, CC17	By March 2019	Part 1 of phase 1 was completed in January 2021, and involved constructing a ramped boardwalk from Parham student village to Asda.
					Part 2 to Vauxhall Avenue to be undertaken in 2022/23
Crab & Winkle Whitstable Phase 1 extension of path to Old Bridge Road	CCC	Crab and Winkle Line trust	W7, W10, W12, W13, W17	By March 2019	Completed in December 2020
A2990 Thanet Way – signed cycle route on Northern footway	CCC		W7, W13	By March 2019	This project was overtaken by a proposal from KCC to provide a widened path suitable for shared use on northern footway to commence early 2022.
Kingsmead Field Welcome and Interpretation signage project	CCC	Friends of Kingsmead Field/ Canterbury Riverside Group	CC4, CC6, CC12	2019	Interpretation signage and welcome signage completed in 2019.

Riverside Walk Fingerpost signage improvements	CCC	Canterbury Riverside Group	CC2, CC6, CC12	2019	Work was postponed as the scheme was split into 2 phases.
Dane John Gardens Play area replacement	CCC	Historic England/ Friends of Dane John Gardens	CC9, CC12	By the end of 2019	Timescales have postponed the end of 2022 due to the requirements to follow Historic England guidance with respect to the Scheduled Monument Status of the park
Kingsmead Field tree planting and wildflower project	CCC	Friends of Kingsmead Field	CC2, CC6	2019/2020	Completed in 2018/19
Seasalter Marshes project - creation of Wetlands RSPB nature reservation	CCC / RSPB	Swale Borough Council	W1	By end 2020	Project is progressing
Reculver Country Park expansion of facilities and camping provision	CCC	Natural England/ Historic England	HB10	End of 2020	Facilities, car park & amenity areas have been expanded, and are complete. Provision of glamping facility is currently stalled.
Smoke free play areas project	CCC		CC9, CC12, W11, W13, HB11	By the end of 2020	To be progressed when funding available
Expansion and improvement of Duncan Downs	CCC/ Developer	Friends of Duncan Down	W8	By 2022	Progressing to schedule

Wraik Hill land enhancements	CCC	Heritage Lottery Fund (HLF)	W1	End of 2021	HLF not being pursued at this stage. Wraik Hill improvements being delivered via RSPB Green Recovery Challenge Fund - in progress and to be completed by end Feb 2022
Riverside walking and cycle route, Canterbury phase 2: Vauxhall Avenue to Vauxhall Road	CCC		CC6, CC7, CC12, CC17	By March 2021	To be progressed
Riverside walking and cycle route, Canterbury Widening of existing route: Kingsmead to city centre	CCC		CC2, CC6, CC7, CC12, CC17	By March 2021	Funding secured and works to be undertaken 2022
Pigeon Lane to Herne Bay rail station	CCC		HB7, HB13	By March 2021	To be progressed. Unforeseen delays Land ownership problems
Tankerton Football Club - provision of football pitch	CCC/ Tankerton Football Club	Football Association / Football Foundation	W6, W9, W11, W13, W15, W17	Long term Phased up to 5 years	Work begun on site Progressing as phased
Alcroft Grange Road cycle link to Broad Oak village	CCC	KCC, UoK	CC6, CC7, CC12, CC14 CC17	By March 2023	To be progressed
Green Corridor - South Canterbury to city centre		Mountfield park developers	CC6, CC7, CC12, CC17	By March 2023	Strategic Site: South Canterbury is pending planning decision

as part of Strategic Development Site 1					
Cycle links Thanington to city centre as part of Strategic Development Site 11		Thanington Park developers	CC6, CC7, CC12, CC17	By March 2023	Site is under construction
Crab and Winkle Way Whitstable Phase 2 extension of path to Railway Avenue	CCC	Crab and Winkle Line trust	W7, W10, W12, W13, W17	By March 2023	To be progressed
Whitstable Community College to Invicta Way			W7, W13	By March 2023	To be progressed
Rough Common Road to Boughton cycle route through Blean Woods			RC4, RC6, RC9, RC10, RC14, RC15	By March 2023	To be progressed
Canterbury to Herne Bay cycle route	Developers		HB7, HB8, HB14, HB15	By March 2023 and beyond	This is an extension to the riverside path project. To be progressed.

Appendix E: Housing Land Supply Statement

Housing Land Supply Statement 2020/21



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Chapter 1: Executive summary

1.1 This document sets out the approach taken by Canterbury City Council in calculating the housing land supply for the district in accordance with the latest policy and guidance.

1.2 The housing land 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.

1.3 The housing land supply calculations are based on monitoring years (1 April - 31 March). This document reports on the monitoring year 1 April 2020 to 31 March 2021.

1.4 The five-year housing land supply position will therefore cover the period 1 April 2021 to 31 March 2026.

1.5 The council is able to demonstrate a housing land supply of 6.05 years and a housing delivery test result of 87%.

Chapter 2: Methodology

2.1 The council's methodology in calculating a five-year housing land supply was considered through the CDLP examination.

2.2 The development strategy means strategic allocations would have a slower delivery initially, followed by substantially higher levels of delivery over the later years of the CDLP.

2.3 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).

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

Local Housing Need

2.5 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.

2.6 The annual housing requirement is "stepped" to reflect the development strategy described above.

2.7 This means a requirement for 500 dwellings per annum between 2011 and 2016 and thereafter a requirement for 900 dwellings per annum.

2.8 The National Planning Policy Framework (NPPF) (Paragraph 61) introduced the standard method of calculating local housing need (LHN) against which land supply should be assessed if a Local Plan is more than five years old.

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

2.10 The government has signalled its intention to revise the standard method of calculating LHN and the council will keep a watching brief on this.

Land supply components

2.11 The land supply consists of several components:

- **Local Plan allocations:** allocations are those sites identified in the Local Plan where there is clear evidence 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 31 March in the survey year

- **Windfalls:** sites which have not been specifically identified as available in the development plan process

2.12 Housing land supply calculations include newly-built homes as well as conversions, changes of use, demolitions and redevelopments.

2.13 Homes are classed as any self-contained permanent residential dwelling which includes student accommodation and older persons accommodation (C2).

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

The appropriate buffer

2.15 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.

2.16 The council's appropriate buffer is 5% which is based on the NPPF (Paragraph 73). The council's current Housing Delivery Test (HDT) result is 87%.

Windfall allowance

2.17 In the Canterbury City Council district windfalls have historically formed part of the land supply with past windfall rates of 49%¹². It is expected that this trend will continue.

2.18 The council demonstrated a windfall allowance of 138 dwellings per annum at the CDLP examination by only considering completions on small sites of less than five units.

2.19 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 to 3 would be reflected within the extant permissions).

2.20 The Inspector concluded 138 dwellings per annum was a conservative assumption and confirmed that no additional allowance for lapsed permissions was necessary.

2.21 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.

2.22 It is not proposed to increase the allowance at this time. However this will continue to be monitored in future years.

¹² *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>

2.23 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.

2.24 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.

2.25 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

2.26 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 ratio¹³.

2.27 These types of accommodation are required to be assessed for the HDT and housing land supply in slightly different ways.

2.28 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

2.29 The council's Phasing Methodology document¹⁴ 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'.

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

Stakeholder engagement

2.31 A Housing Delivery Group, comprising developers, agents, house builders, SME house builders, affordable housing providers and utilities providers, was established in 2018.

2.32 This group was involved in the production of the council's Phasing Methodology document, pro-forma¹⁵ and 2019 Housing Delivery Test Action Plan.

2.33 In May and June 2021 surveys were circulated to the Housing Delivery Group, as well as applicants with an allocated site or live planning application, to gather feedback on

¹³ In accordance with the revised NPPF and national guidance.

¹⁴ *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/1lGeX9bc1xlbk5ksy0bxuUhRUqA4eZEYK?usp=sharing>

¹⁵ 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

housing delivery in the district.

3.34 The choice to widen stakeholder engagement was taken this year because of the unique circumstances of the past year and a desire by the council to get a robust picture of the impacts. Further information is available within the 2019/20 Housing Delivery Test Action Plan¹⁶.

2.35 The surveys included gathering site-specific information on the construction status, phasing and identification of factors impacting development of extant planning applications and allocations.

Monitoring process

2.36 The council continues to review and improve its monitoring processes, including in response to changes in national guidance¹⁷ and proactive engagement with the development industry.

2.37 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

¹⁶ Available from:

<https://drive.google.com/drive/folders/1lGeX9bc1xlbk5ksy0bxuUjRUqA4eZELYK?usp=sharing>

¹⁷ 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.

3.2 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.

3.3 For 2019/20, Table 3.1 identifies the number of homes required over the last three year period and the corresponding completion figures.

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 ¹⁸	2,572
Total completions	1,126	444	602	2,172

3.4 Furthermore, Table 3.2 identifies previous years HDT results, and the result for this year.

Table 3.2 Previous HDT results

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

3.5 The NPPF requires the use of the last published HDT result which was 87%.

3.6 The council is not 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 year¹⁹, and intends to review and update this for 2021.

¹⁸ 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>

¹⁹ Canterbury District 2020 Housing Delivery Test Action Plan is available on the councils website or from: <https://drive.google.com/drive/folders/1IGeX9bc1xlbk5ksy0bxuUhRUqA4eZEYK?usp=sharing>

Chapter 4: Housing Land Supply Calculation

4.1 Applying the methodology, as set out in this statement, the council considers there is a housing land supply of **6.05 years** which equates to a surplus of **1,093 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.

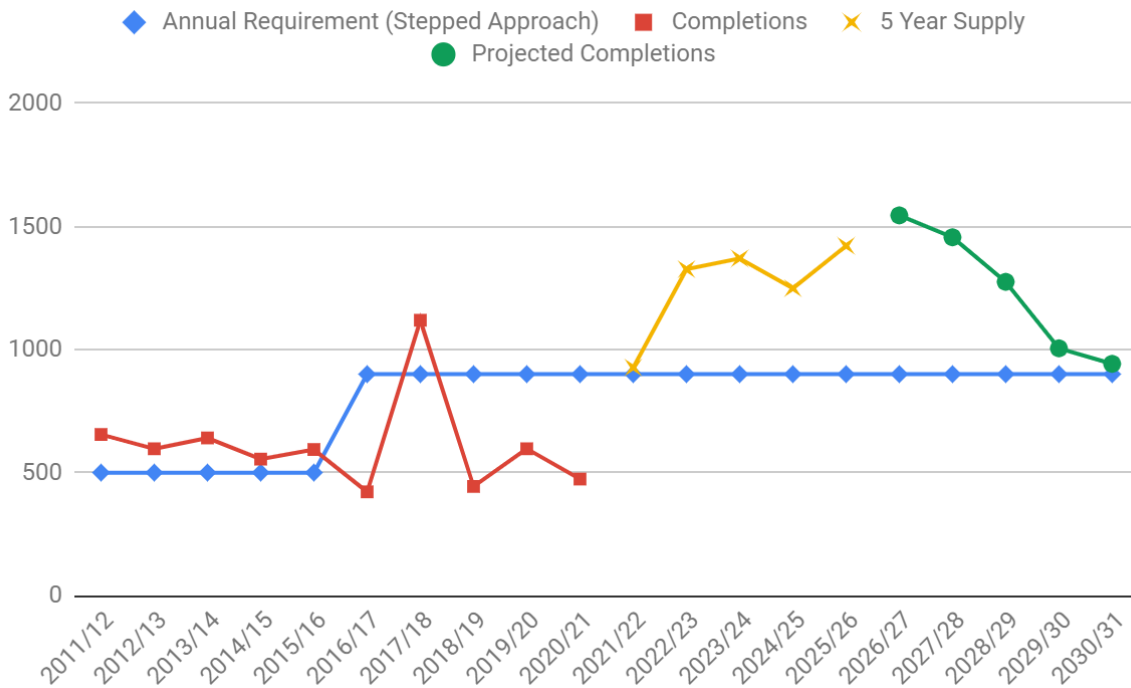
Table 4.1: 5-year Housing Land Supply Calculation

Local Plan 2017 requirement 2011-31	16,000
Total completions from 01/04/11 to 31/03/19	5,624
Completions from 01/04/19 to 31/03/20	330
Student comps from 01/04/19 to 31/03/20	117
Care comp from 01/04/19 to 31/03/20	27
Residual requirement	9,903
Number of units required 2020-2031 (remaining 11 years) pa	990
5 year residual requirement (5x PA requirement)	4,951
5% buffer (equals 5 year residual x 5%)	248
Residual requirement + 5% buffer	5,199
Annual requirement including any shortfall + 5% buffer	1,040
Components of 5-year supply from 01/04/20 to 31/03/25	
Strategic and other new allocations	3,989
Planning permissions	1,125
Windfall allowance	176
Students	570
Care homes	432
Total 5 year supply	6,292
District-wide 5 year supply	6.05
Surplus	1,093

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 - 2020/21) in red²⁰
- the 5 year land supply in yellow
- 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



²⁰ Further breakdown of completion data is available in Appendix B.

Chapter 5: Site commentary

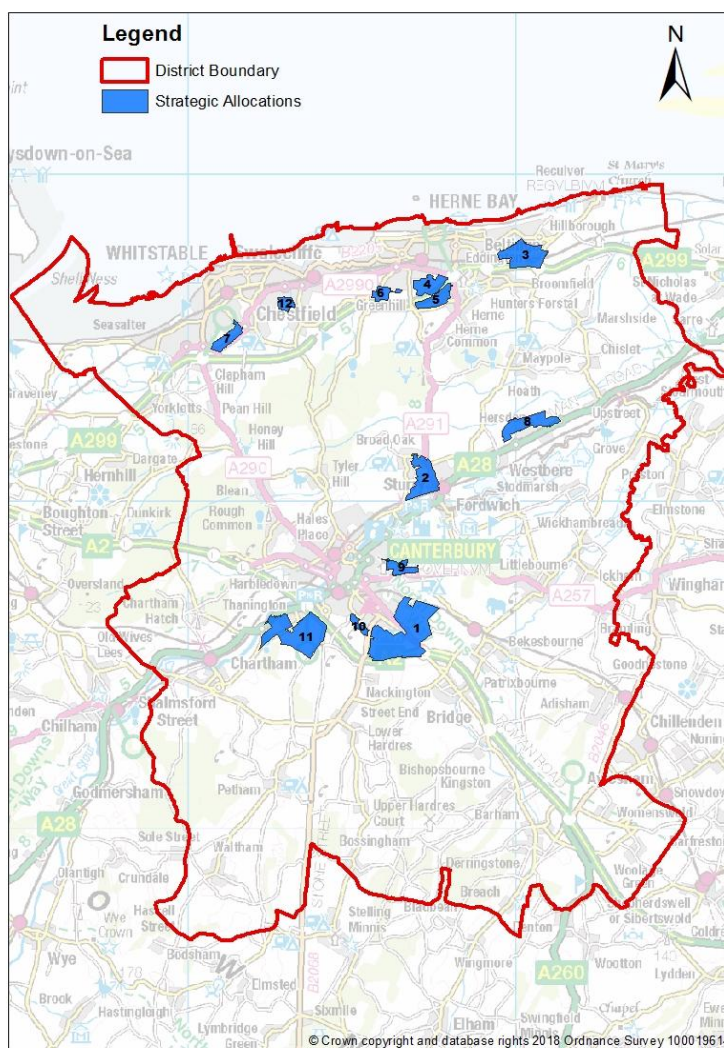
5.1 This chapter should be considered alongside *Appendix G: Statements of Common Ground*. Together they set out the progress towards delivery of the CDLP strategic site allocations.

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
- 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

5.3 The 12 strategic sites were allocated in Policy SP3 of the CDLP.



Map 5.1: Strategic Sites in the District

Statements of Common Ground

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

- Site 1: South Canterbury
- Site 2: Broad Oak
- Site 2: Land at Sturry
- Site 11 Parcel A: Land at Cockering Farm, Thanington
- Site 11 Parcel B: Land at Cockering Farm, Thanington

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

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 2020, and was granted at appeal on 3 November 2021
- Parcel B - is being progressed by Kitewood. An outline application for 180 dwellings was submitted in July 2020 and planning permission was granted in August 2021 along with a signed S106 agreement
- Parcel C - is being progressed by AE Estates, a local SME. An application was submitted in January 2021 for 350 dwellings. It is pending a decision.

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
- Up to 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 sqm)
- 3 retail units (Use Class A1, A2, A3 or A5, up to 300 sqm)
- Community centre (Use Class D1, up to 550 sqm)
- Land for a two-form entry primary school

Deliverability checklist

The table below sets out what steps Canterbury City Council has 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	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

Planning permission was refused by the Planning Committee and the applicant appealed this decision. The appeal was heard at a Public Inquiry in March 2021 and granted planning permission in November 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.

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 Canterbury City Council has 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	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 was approved in August 2021 and the Appropriate Assessment concluded development will not adversely affect the integrity of the Stodmarsh SPA/SAC and Ramsar sites.

The detailed planning application is expected shortly so as not to delay the build out of the site.

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 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
- Phase 6a for 92 units was approved in July 2021

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 (changes 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	01/07/2021	Granted Planning Permission
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	342 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% ²¹
6	28	92	30.4%

Deliverability checklist

The table below sets out what steps Canterbury City Council has 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	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

A hybrid application for a mixed use development at Herne Bay golf course was granted in 2015.

Four subsequent reserved matters applications²² have been approved which covers all residential phases of the proposed development.

This site recorded first completions (92 dwellings) in the 2017/18 AMR. 2018/19 and 2019/20 AMR recorded 73 and 104 completions respectively. This year 73 completions were recorded.

At the time of the council's monitoring site visits the site had delivered 342 of 568 completions, delivery and build-out rates are above those expected.

²¹ 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.

²² And a variation to the full detailed component of the original application

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 practice 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.

All residential phases have planning permission so will not be affected by the water quality concerns raised by Natural England in relation to the Stodmarsh European-protected site.

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 2018 consent grants an outline element for up to 800 dwellings. A S106 has been agreed and signed in 2018.

Deliverability checklist

The table below sets out what steps Canterbury City Council has 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	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 developer, Countryside Properties, has submitted pre-commencement condition applications and the first reserved matters application for 141 residential units, 207sqm of commercial floorspace and the first phase of the Herne Relief Road, following pre-application discussions. A decision is projected by the end of 2021.

The water quality concerns raised by Natural England in relation to the Stodmarsh European Protected site have already been addressed.

Subsequent reserved matters are 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.

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

Deliverability checklist

The table below sets out what steps Canterbury City Council has 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	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

Bellway is the housebuilder and has submitted a reserved matters planning application to cover the entire outline housing element of 450 dwellings and another application covering site accesses from Thornden Wood Road and Greenhill Road and a connecting link road in May 2021, following pre-application discussions.

These applications are anticipated to be determined prior to the end of 2021. The phasing takes these timescales into account.

The hybrid planning permission has a condition to ensure the development connects to Swalecliffe Waste Water Treatment Works.

This condition will ensure that there are no adverse impacts on water quality that could cause a likely significant impact on the Stodmarsh European Protected site.

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, associated works and infrastructure and it was granted planning permission in November 2019.

In November 2020, another reserved matters application was submitted for part of Phase 1 and Phase 2 comprising 213 dwellings, associated works and infrastructure and it was granted planning permission in June 2021.

There is a slight overlap between these two permissions, so overall the total deliverable across these two reserved matters is 292 dwellings.

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
Registration of reserved matters	November 2020	CA/20/02436 - Part of Phase 1 and Phase 2 for 213 dwellings
Reserved matters decision notice issued	11/06/2021	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.

Deliverability checklist

The table below sets out what steps Canterbury City Council has 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	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

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

The site will be built out in three phases, of which Phase 1 and 2 have reserved matters planning permission, and Phase 3 will be for the remaining 108 residential units. Reserved matters application for Phase 3 will be submitted prior to the end of October 2021.

The new roundabout on the Thanet Way has been fully technically approved and delivered to Kent County Council (KCC) Highway standards. Highways projects associated with the application will not impact on delivery timescales.

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 in Q4 of 2021.

Deliverability checklist

The table below sets out what steps Canterbury City Council has 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	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

The developer, Persimmon Homes, has confirmed it will be the housebuilder. Discussions have been ongoing between the council and Persimmon Homes, and the developer has confirmed 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 and concerns raised by Natural England in relation to the Stodmarsh European Protected site.

KCC granted the Sturry Link (Relief) Road early September 2021 securing additional funding from South East Local Enterprise Partnership (SELEP).

Persimmon Homes has held conversations with Natural England which has suggested that the hybrid application is unlikely to be affected by the water quality concerns at Stodmarsh European Protected site.

Ongoing engagement with Persimmon Homes has confirmed it intends to submit a hybrid application at the end of 2021 and the phasing has been updated to reflect this.

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 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
- Phase 3 which has been submitted as two planning applications, one for 122 dwellings and one for 7 dwellings, both are currently under consideration

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	145 of 500	

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 Canterbury City Council has 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	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 (13 dwellings) in the 2018/19 AMR.

In 2019/20 and 2020/21 AMR 85 and 47 dwellings were recorded as complete respectively.

Lockdown and the coronavirus pandemic slightly slowed build out rates for the past year but the site is anticipated to return to higher build out rates in the future.

The two Phase 3 reserved matters applications are currently 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 development is not unduly delayed by the water quality concerns.

While a decision on these applications is expected in due course, phasing has been adjusted to account for potential delays.

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
- outline consent for 160 units and 3,500sqm of employment floorspace (B1a)

Deliverability checklist

The table below sets out what steps Canterbury City Council has 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	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

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 all pre-commencement conditions.

Phase 2 and 3 were submitted in a reserved matters application for 158 dwellings in September 2021 and is under consideration.

The developer has also confirmed its intention to be the housebuilder and the site is anticipated to be built out by the end of Q1 in 2027.

Phasing has been updated to reflect this.

Chapter 6: Conclusion

6.1 This statement sets out the land supply position for the Canterbury City Council district for the monitoring year (1 April 2020 - 31 March 2021). 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 6.05 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 a 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?

Assessments need to be realistic and made publicly available in an accessible format as soon as they have been completed.	
What assessments will be expected to include	Where in the document this can be found
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of brownfield land registers, and where included in the 5 year housing land supply), information and clear evidence that there will be housing completions on site within 5 years	
Firm progress being made towards the submission of an application	Chapter 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 applied²³.

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
2020/21	330	117	27	474

²³ 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

Components of Housing Land Supply	Strategic and Housing Allocations	Extant Planning Permissions	Small Site Windfall	Student Accommodation	Care homes	Total
2021-22	350	238	-	311	28	927
2022-23	748	210	-	255	113	1,326
2023-24	879	381	-	4	106	1,370
2024-25	965	206	38	0	40	1,249
2025-26	1,047	90	138	0	146	1,421
2026-27	1,317	90	138	0	0	1,545
2027-28	1,240	70	138	0	8	1,456
2028-29	1,137	0	138	0	0	1,275
2029-30	867	0	138	0	0	1,005
2030-31	804	0	138	0	0	942
Total No. of units	9,354	1,285	866	570	441	12,516

Appendix D: Local Plan allocations table

Table D.1: Strategic and housing allocations

Index	Phasing											Total Units
	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	2,200	4,000
Site 2 Broad Oak - Northern Section		11	60	95	76	76	76	61				455
Site 2 Land At Sturry - Southern Section			30	50	80	80	80	80	80	80	70	630
Site 3 (A) Land at Hillborough, Herne Bay - Largest Phase TW			50	50	65	80	80	100	130	130	215	900
Site 3 (B) Land at Hillborough, Herne Bay - Phase 2 KW			20	55	55	48						178
Site 3 (C) Land at Hillborough, Herne Bay - Phase 3 AE						20	40	55	55			170
Site 4 Land at Herne Bay Golf Course, Herne Bay (Phase 1B) (CA/16/02131)	6											6
Site 4 Land at Herne Bay Golf Course, Herne Bay (Phase 4) (CA/17/01296)	19											19
Site 4 Land at Herne Bay Golf Course, Herne Bay (Phase 5) (CA/18/02369)			55	54								109
Site 4 Land at Herne Bay Golf Course, Herne Bay (Phase 6a) (CA/20/00101)	20	72										92
Site 4 Land at Herne Bay Golf Course, Herne Bay (Eddington Park) (CA/18/02290)	45	48										93
Site 4 Land at Herne Bay Golf Course, Herne Bay (Eddington Park) (CA/18/02299)	4											4
Site 5 Land at Strode Farm, Herne Bay (CA/15/01317)		30	80	80	80	80	80	80	80	80	127	797
Site 6 Land at Greenhill, Herne Bay (CA/17/02907)		30	75	75	75	75	75	45				450

Index	Phasing											Total Units	
	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)				48	60								108
Site 7 North of Thanet Way, Whitstable (CA/18/01664)	40	39											79
Site 7 Land North of Thanet Way, Whitstable (CA/20/02436)		61	100	52									213
Site 8 Land North of Hersden				12	80	80	80	80	80	80	308		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)	26												26
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)			25	70	70	80	80	69					394
Site 11 A Land at Cockerling Farm, Thanington (Phase 1) (CA/17/02719)	63	85	65	20									233
Site 11 A Land at Cockerling Farm, Thanington (Phase 1B) (CA/20/01680)		25	35	27									87
Site 11 B Cockerling Road Thanington (CA/17/00519)		30	60	60	60	60	60	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						20	20						40

Index	Phasing											Total Units	
	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 Herne Bay Golf Driving range Greenhill						20	20						40
Land to rear of 51 Rough Common Road, Rough Common							12						12
Adj Canterbury West Station, Canterbury						20							20
Kingsmead depot, Canterbury (CA/17/02092)		135	54										189
St Johns Lane Employment Exch, Canterbury										24			24
Canterbury East Station (North Side) Car Park						24							24
Northgate Car Park, Canterbury						21							21
Castle Street Car Park, Canterbury								27	27				54
BT Car Park, Upper Chantry Lane, Canterbury					20								20
Holmans Meadow Car Park, Canterbury							20						20
Rosemary Lane Car Park, Canterbury						20							20
Land East of White Horse Lane, Canterbury					10								10
Ivy Lane North, Canterbury					10								10
Hawks Lane, Canterbury							9						9
St Radigund's Place, Canterbury						7							7
St John's Lane Car Park, Canterbury						5							5
Garage Site, Kings Road, Herne Bay						20	23						43
Land at Herne Bay Station									15	20			35
Beach Street Car Park, Beach Street, Herne Bay (CA/19/00296)		15	18										33

Index	Phasing											Total Units
	2021 / 22	2022 / 23	2023 / 24	2024 / 25	2025 / 26	2026 / 27	2027 / 28	2028 / 29	2029 / 30	2030 / 31	Beyond 2030/31	
Former Bus Depot, 74 High Street, Herne Bay (CA/17/02055)	29	21										50
Land at Ladysmith Grove							15	16				31
Tankerton Road car park & garage, Whitstable					17							17
124 & adjoining Middle Wall, Whitstable				7								7
Rough Common Rd, Rough Common						16						16
Total	350	748	879	965	1,047	1,317	1,240	1,137	867	804	2,980	12,334

Appendix E: Extant planning permissions table

Table E.1: Extant planning permissions

Permitted Application Number	Postal address	Phasing					
		2021 / 22	2022 / 23	2023 / 24	2024 / 25	2025 / 26	Beyond 2025/26
CA/15/00410	Land adjacent to 10 Cogans Terrace, Canterbury	1					
CA/15/00683	Larkey Woods Farm, Cockering Road, Chartham	2	8				
CA/15/01572	Builders Yard, Tile Kiln Hill, Blean.				4		
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/16/00404	Hoplands Farm, Island Road, Hersden, Westbere			24	50		
CA/16/00609	53 Dargate Road, Yorkletts, Whitstable,		1				
CA/16/00673	Land to the south of Island Road (A28), former Chislet Colliery, Hersden, Westbere			30	90	90	160
CA/16/00788	26 Daytona Way, Herne Bay	1					
CA/16/00823	27 Hazlemere Road, Seasalter, Whitstable	1					
CA/16/01502	Land adjoining Goose Farm, Shalloak Road, Broad Oak, Canterbury	2	8				
CA/16/01836	Stonecrop, Hoath Road, Sturry	1					
CA/16/01868	21 St Georges Terrace, Herne Bay		7				
CA/16/02396	19 Gordon Road, Canterbury	1					
CA/16/02426	64-65 Central Parade, Herne Bay			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/17/00033	11 Gainsborough Drive, Herne Bay		2				
CA/17/00144	45 Argyle Road, Whitstable		1				
CA/17/00306	122 Bingley Court, Canterbury		0				
CA/17/00459	Eddinton Lee, Underdown Lane, Herne Bay	1					
CA/17/00695	Stanley House, Chartham Downs Road, Chartham		1	2			

Permitted Application Number	Postal address	Phasing					
		2021 / 22	2022 / 23	2023 / 24	2024 / 25	2025 / 26	Beyond 2025/26
CA/17/00768	Badgers Mount, 1 Conyngham Lane, Bridge		-1	1			
CA/17/00825	Nethersole Cottage, The Street, Womensworld	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	6					
CA/17/01512	140 Reculver Road, Herne Bay		1				
CA/17/01521	Land adjacent to 64 Warwick Road, Canterbury				8		
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/17/01958	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 Hardres		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, Harges Court Road, Canterbury		-1	5			
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/17/02777	Rear of 40 Dargate Road, Yorkletts, 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	Hoplunds Farm, Island Road, Westbere	50	50	41			

Permitted Application Number	Postal address	Phasing					
		2021 / 22	2022 / 23	2023 / 24	2024 / 25	2025 / 26	Beyond 2025/26
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/18/00214	250 Wincheap, Canterbury		1				
CA/18/00282	1-9 Kings Road, Herne Bay		4	5			
CA/18/00315	Under Trees Farm Barn, Under Trees Farm, Undertrees Farm Road, Wickhambreaux		1				
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/18/00566	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/18/00941	28 New House Close, Thanington	2					
CA/18/00972	3 Bridge Down, Bridge	1					
CA/18/01044	42 Marine Crescent, Whitstable	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	Hoplads Farm, Island Road, Hersden, Westbere		1				

Permitted Application Number	Postal address	Phasing					
		2021 / 22	2022 / 23	2023 / 24	2024 / 25	2025 / 26	Beyond 2025/26
CA/18/01177	Land at 9 Whitlocks Close, Kingston	1					
CA/18/01234	Marsh House, St Peter's Road, Whitstable		-3	7			
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/18/01858	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					
CA/18/01941	Land rear of 12 Gorse Lane, Herne		2				
CA/18/01980	2 Bowyer Road, Seasalter, Whitstable		1				
CA/18/01998	B1 Building, Farthings Wood Rise, Calcott Hill, Sturry		1				
CA/18/02035	Land off The Hill and Jubilee Road, Littlebourne	30	30	10			
CA/18/02088	35-41 New Dover Road, Canterbury		-4				
CA/18/02131	Hoath Village Hall, Church Road, Hoath	5	4				
CA/18/02149	109 Chestfield Road, Chestfield		-1	1			
CA/18/02153	8 Tankerton Road, Whitstable		-1	1			
CA/18/02178	The Birds Nest, Calcott Hill, Sturry		0				
CA/18/02250	The Old Farm House, The Drive, Chestfield		1				
CA/18/02334	10 High Street, Sturry		1				
CA/18/02347	8 Cockering Road, Thanington		-1	2			
CA/18/02361	49 Harbour Street, Whitstable			1			
CA/18/02434	2-2A Ethelbert Road, Canterbury		-7	10			
CA/18/02445	45 Joy Lane, Whitstable		1				

Permitted Application Number	Postal address	Phasing					
		2021 / 22	2022 / 23	2023 / 24	2024 / 25	2025 / 26	Beyond 2025/26
CA//18/02512	St John Stone House, 41 St Thomas Hill, Canterbury		4	4			
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//19/00147	Boundary House, St Stephen's Hill, Canterbury	1					
CA//19/00149	52-54 Hillman Avenue, Herne Bay		-1	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					
CA//19/00279	29 High Street, Herne Bay		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//19/00456	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//19/00564	49-55 Canterbury Road, Whitstable			4			
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	0					
CA//19/00713	Highlands, Hackington Close, Canterbury		-1	2			
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	2		
CA//19/00846	Rosary House, Aerodrome Road, Bekesbourne				3		
CA//19/00882	Land at 1A Warwick Road, Canterbury		1				

Permitted Application Number	Postal address	Phasing					
		2021 / 22	2022 / 23	2023 / 24	2024 / 25	2025 / 26	Beyond 2025/26
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//19/01032	Land adjacent to Bridge Knoll, Stuppington Lane, Canterbury	1					
CA//19/01072	Augustine House, Beech Avenue, Chartham		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//19/01251	Ladybarn, The Drive, Chestfield	1					
CA//19/01342	Little Eaton Farm, Pett Bottom Road, Lower Hardres		1				
CA//19/01364	80 South Street, Whitstable		-1	2			
CA//19/01386	59 Northwood Road, Whitstable		-1	1			
CA//19/01409	Invale, Valley Road, Barham			1			
CA//19/01498	Sweech Farm, Herne Bay Road, Sturry	2	3				
CA//19/01512	Laundry Cottage, 41 Conyngham Lane, Bridge	1					
CA//19/01520	60 Marine Parade, Whitstable		-1	2	3		
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			
CA//19/01642	165 Station Road, Herne Bay		-1	2			
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//19/01761	Newingate House, 16-17 Lower Bridge Street, Canterbury			10			
CA//19/01768	36 Margate Road, South Of Thanet Way, Herne	6					
CA//19/01815	40A Maydowns Road, Chestfield		1				
CA//19/01824	127 Tankerton Road, Whitstable	7					
CA//19/01829	Barretts, 28-30 St Peters Street, Canterbury	22					

Permitted Application Number	Postal address	Phasing					
		2021 / 22	2022 / 23	2023 / 24	2024 / 25	2025 / 26	Beyond 2025/26
CA//19/01842	Horizon, Rayham Road, Whitstable		1				
CA//19/01902	Land At The Street, Bossingham, Upper Hardres			4			
CA//19/01906	Leascroft, The Drive, Chestfield			-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//19/02142	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/19/10076	Keel Barn, North Stream, Marshside, Canterbury	1					
CA/19/10107	25 Daytona Way, Herne Bay	2					
CA/19/10139	10-12 Wolseley Avenue, Herne Bay		-1	2			
CA/19/10159	Great Bossingham Farm, Manns Hill, Bossingham, Canterbury			5			
CA/19/10205	Dwelling Accommodation, 118 Mortimer Street, Herne Bay			2			
CA/19/10222	19 Flagstaff Court, Canterbury		0				
CA/19/10240	14 Virginia Road, Whitstable	1					
CA/19/10242	Land To The Rear Of Rosedene Apartments, 137 Canterbury Road, Herne Bay		1				
CA/19/10243	Land To The Rear Of, 36 Cherry Gardens, 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/19/10358	8 Longmead Close, Herne Bay		1				

Permitted Application Number	Postal address	Phasing					
		2021 / 22	2022 / 23	2023 / 24	2024 / 25	2025 / 26	Beyond 2025/26
CA/19/10378	1 Rose Cottages, Canterbury Road, Herne Common, Herne Bay		1				
CA/19/10379	48 New Dover Road, Canterbury	9					
CA/19/10418	32 Woodlawn Street, Whitstable		-1				
CA/20/00026	Russet Orchard, Staines Hill, Sturry, Canterbury		-1	1			
CA/20/00031	Land Adjacent To 2 Bifrons Road, Bekesbourne, Canterbury		1				
CA/20/00082	118A High Street, Herne Bay		2				
CA/20/00109	The Spinney, Hackington Close, Canterbury		-1	2			
CA/20/00140	22-23 St George's Terrace, Herne Bay			12			
CA/20/00175	32 Vauxhall Avenue, Herne Bay	1					
CA/20/00189	The Old Woodyard, Moat Lane, Fordwich, Canterbury				6		
CA/20/00208	Westwood, Hackington Close, Canterbury			1			
CA/20/00223	46 Reculver Drive, Herne Bay		-1	1			
CA/20/00250	5 Riley Avenue, Herne Bay		-1	2			
CA/20/00381	1 Hillview Road, Whitstable		-1	2			
CA/20/00422	Becket House, 4-6 New Dover Road, Canterbury			25	28		
CA/20/00430	Slippery Sams, Stone Street, Petham, Canterbury			1			
CA/20/00531	32 Leighville Drive, Herne Bay			1			
CA/20/00562	Sweech Farm, Herne Bay Road, Sturry, Canterbury			3			
CA/20/00567	27 Nunnery Road, Canterbury		0				
CA/20/00578	57 Grand Drive, Herne Bay	1					
CA/20/00616	Lion Cottage, The Street, Patixbourne, Canterbury	1					
CA/20/00648	75 Spenser Road, Herne Bay			1			
CA/20/00651	Richmond House, 1 Richmond Street, Herne Bay	1					
CA/20/00684	Copse End, Ford Walk, Yorkletts		-1	1			
CA/20/00724	Iwade, Radfall Road, Chestfield, Whitstable		-1	1			
CA/20/00726	66 Castle Street, Canterbury			1			
CA/20/00729	Hoods Place, 64 The Street, Kingston, Canterbury	1					
CA/20/00736	4 Ridgeway Road, Herne, Herne Bay	1					

Permitted Application Number	Postal address	Phasing					
		2021 / 22	2022 / 23	2023 / 24	2024 / 25	2025 / 26	Beyond 2025/26
CA/20/00753	Land To The Rear Of Hollydene, Staines Hill, Sturry			2			
CA/20/00918	6 St Annes Road, Whitstable		-1	1			
CA/20/00928	56 Northwood Road, Whitstable			1			
CA/20/00936	9 Hodgson Road, Seasalter, Whitstable		-1	1			
CA/20/00966	Folly Farm, Kemsing Gardens, Canterbury			1			
CA/20/01012	210 Tankerton Road, East Of Tankerton Circus, Whitstable	1					
CA/20/01025	53C Joy Lane, Whitstable			1			
CA/20/01046	159 Ashford Road, Thanington Without, Canterbury		1				
CA/20/01048	White Gates, Marley Lane, Kingston, Canterbury		-1	1			
CA/20/01068	53A Joy Lane, Whitstable			1			
CA/20/01110	37 Central Parade, Herne Bay		-1	4			
CA/20/01114	53B Joy Lane, Whitstable			1			
CA/20/01134	National House, 65 High Street, Herne Bay			6			
CA/20/01152	Land West Of, Ellison Close, Chestfield			1			
CA/20/01184	4 Nargate Street, Littlebourne, Canterbury	-1					
CA/20/01189	2 Bekesbourne Lane, Littlebourne, Canterbury	3					
CA/20/01196	Westwood, Hackington Close, Canterbury	-1	1				
CA/20/01197	Westwood, Hackington Close, Canterbury			1			
CA/20/01236	Wits End, Town Road, Petham, Canterbury	1					
CA/20/01255	26 St Mary's Grove, Seasalter, Whitstable		-1	1			
CA/20/01391	66 Island Road, Upstreet, Canterbury	-1					
CA/20/01394	3-4 Sun Street, Canterbury			2			
CA/20/01684	1 Lismore Road, Whitstable	-1	2				
CA/20/01693	19 Busheyfields Road, Herne, Herne Bay		-1	1			
CA/20/01754	Land To Side Of 64 South Street, Whitstable			1			
CA/20/01821	17 Hawks Lane, Canterbury	2					
CA/20/01827	81 Island Road, West Of Staines Hill, Sturry, Canterbury			-1			
CA/20/01889	Woodlands, Manns Hill, Bossingham, Canterbury	1					

Permitted Application Number	Postal address	Phasing					
		2021 / 22	2022 / 23	2023 / 24	2024 / 25	2025 / 26	Beyond 2025/26
CA/20/01896	1 And 2 New Cottages, London Road, Upper Harbledown, Canterbury		-1				
CA/20/01911	Salad Days, Seasalter Beach, Seasalter, Whitstable	1					
CA/20/01928	4-4A Sunbeam Avenue, Herne Bay		-1	1			
CA/20/02030	Old Brewery Business Centre, 75 Stour Street, Canterbury			5			
CA/20/02056	1 Oak View Drive, Chartham, Canterbury		-1	2			
CA/20/02265	Land Adj To 18 Clifford Road, Whitstable	1					
CA/20/02292	24 Palace Street, Canterbury			1			
CA/20/02298	176 High Street, Herne Bay	1					
CA/20/02309	59 Marine Parade, Whitstable		-1	2			
CA/20/02348	Wesley Manse, 71 Whitstable Road, Canterbury		-1	9			
CA/20/02349	30 Oaten Hill, Canterbury		-1	2			
CA/20/02372	14 Dorset Close, Whitstable		0				
CA/20/02475	The Coach House, 32A Kingsdown Park, Whitstable		-1	1			
CA/20/02518	Land Adjoining Linden Lea, 2 Blean Common, Blean, Canterbury			1			
CA/20/02673	Seabanks, Seasalter Beach, Seasalter, Whitstable		-1	1			
CA/20/02696	46 The Hill, Littlebourne, Canterbury		-1	1			
CA/20/02768	1 Aberdeen Close, Upstreet, Canterbury	-1					
CA/20/02769	87 Graystone Road, Whitstable	1					
CA/20/02780	The Old Post Office, School Lane, Bekesbourne, Canterbury		-1	1			
CA/20/02782	5 Downs Park, Herne Bay			-1			
Total		238	210	381	206	90	160

Appendix F: Other planning permissions tables

Table F.1: Student accommodation planning permissions²⁴

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/15/02333	Tyler Court, land rear of 121A Sturry Road, Canterbury	2					
CA/17/01263	190 Wincheap, Canterbury	28					
CA/17/02092	Canterbury Riverside, Kingsmead Road and Sturry Road, Canterbury	167					
CA/17/02339	Theatre House, 4-6 Orange Street, Canterbury			4			
CA/18/02364	Franciscan International Study Centre, Giles Lane, Blean		112				
CA/19/00514	28-30 St Peters Street, Canterbury		143				
CA/19/01858	5-5A Rhodaus Town, Canterbury	64					
CA/20/00742	Former St Mary Bredin School, Rhodaus Town, Canterbury	49					
Total		310	255	4	0	0	0

²⁴ Where necessary the appropriate ratio has been used

Table F.2: Care home planning permissions²⁵

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/13/00195	Herne Bay Court, Canterbury Road, Herne Bay			35	40	89	
CA/15/01479	Land off Cockerling Road, Thanington		33				8
CA/17/00465	Estuary View Business Park, Boorman Way, Whitstable		56			57	
CA/17/02034	Redwells, Stodmarsh Road, Canterbury	2					
CA/18/00490	Land at Cockerling Road, Thanington		36				
CA/18/02088	35-41 New Dover Road, Canterbury			50			
CA/19/00463	5 Hawthorn Corner, Herne Bay			3			
CA/19/10385	Highland House Retirement Home, Littlebourne Road, Canterbury	23					
CA/20/00140	22-23 St George's Terrace, Herne Bay		-14				
CA/20/00819	Pilgrims Hospice, Saxon Fields			9			
CA/20/01184	4 Nargate Street, Littlebourne, Canterbury	3					
CA/20/01827	81 Island Road, West Of Staines Hill, Sturry, Canterbury			4			
CA/20/02768	1 Aberdeen Close, Upstreet, Canterbury		2				
CA/20/02782	5 Downs Park, Herne Bay			5			
Total		28	113	106	40	146	8

²⁵ Where necessary the appropriate ratio has been used

Appendix G: Statements of Common Ground

Statements of Common ground were prepared and signed Autumn 2021 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

A hybrid application for up to 4,000 dwellings was registered in March 2016. The Council in 2016 resolved to approve the application, subject to completion of a S106 legal agreement. 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. Subsequently, the council granted planning permission, and a S106 was agreed and signed in February 2021 however this is subject to a legal challenge. New information is anticipated to be submitted prior to the end of 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.

	2021/22	2022/23	2023/24	2024/25	2025/26
	Year 1	Year 2	Year 3	Year 4	Year 5
Housing Delivery Phasing (2020/21)			50	100	150

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	Y	

discussions on delivery with the Council		
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	

Agreed commentary on the site between the parties

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. The planning permission was granted for 4,000 homes, including 140 dwellings being a detailed planning permission, however this is now subject to a legal challenge. The applicant will be submitting additional information by the end of 2021. A decision is anticipated around Spring 2022, and the phasing has been updated to reflect this.

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 intends to remain involved throughout the delivery of the scheme, acting as master developer and selling serviced land to housebuilders and those delivering the commercial elements. A high level of design quality and a wide range of tenure types will be promoted, enabling rates of housing delivery to be increased. The developer has confirmed there will be four strategic phases of c1000 dwellings each, broken down into sub-phases/serviced housing parcels of various sizes according to market demand and speed in infrastructure investment. The site will be a multi-outlet operation and therefore significant build-out rates are expected.

Signatures

Site 1 Land at South Canterbury

David Lock Associates representing Corinthian (Mountfield) Ltd

Name Andrew Wintersgill

Signature



Date 15th October 2021

Canterbury City Council

Name...Simon Thomas.....

Signature... 

Date26/10/2021.....

Statement of Common Ground between Canterbury City Council and BDW Kent

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 was granted planning permission in March 2021. A S106 has been agreed and signed in 2021.
- 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 630 dwellings and associated community infrastructure. The application was registered in December 2020 and granted planning permission in March 2021, including a signed S106.

Agreed Site Phasing

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

	2021/22	2022/23	2023/24	2024/25	2025/26
	Year 1	Year 2	Year 3	Year 4	Year 5
Housing Delivery Phasing (2020/21)		11	60	95	76

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	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	

Agreed commentary on the site between the parties

A hybrid planning application was granted planning permission in March 2021 and no legal challenges were issued in relation to the decision. There is a Planning Performance Agreement (PPA) in place.

As part of the planning permission a strategic solution to the water quality concerns raised by Natural England in relation to the Stodmarsh European Protected site was identified and agreed within the Appropriate Assessment.

The site was sold in May 2021 to developers, BDW Kent, who have started to submit applications to discharge pre-commencement conditions. A phasing plan has been submitted, stating the site will be built out over 7 phases with full completion to take approximately 6 - 7 years. Completions have been phased based on the submitted information.

In June 2016 Kent County Council secured LEP funding of £5.9m towards the relief road. 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. KCC granted the Sturry Link (Relief) Road early September 2021 securing the additional funding.

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)

BDW Kent

Name..... Luke Cooper

Signature..... 

Date..... 22 10 21

Canterbury City Council

Name..... Simon Thomas

Signature..... 

Date..... 26/10/2021

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 was granted planning permission in March 2021. A S106 has been agreed and signed in 2021.
- 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 630 dwellings and associated community infrastructure. The application was registered in December 2020 and granted planning permission in March 2021, including a signed S106.

Agreed Site Phasing

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

	2021/22	2022/23	2023/24	2024/25	2025/26
	Year 1	Year 2	Year 3	Year 4	Year 5
Housing Delivery Phasing (2020/21)			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	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	

Agreed commentary on the site between the parties

A hybrid planning application was granted planning permission in March 2021 and no legal challenges were issued in relation to the decision. There is a Planning Performance Agreement (PPA) in place. Therefore, first completions are anticipated inline with the Council's agreed Phasing Methodology.

As part of the planning permission a strategic solution to the water quality concerns raised by Natural England in relation to the Stodmarsh European Protected site was identified and agreed within the Appropriate Assessment.

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.

In June 2016 Kent County Council secured LEP funding of £5.9m towards the relief road. 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. KCC granted the Sturry Link (Relief) Road early September 2021 securing the additional funding.

Up to 385 dwellings can come forward and be occupied on the site prior to the construction and connection of the relief road with the KCC viaduct scheme. 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 Sturry (Southern Section)

Environ

Name.....see email confirmation below.....

Signature.....

Date.....

Canterbury City Council

Name...Simon Thomas.....

Signature..... 

Date.....26/10/2021.....

|----- Forwarded message -----

From: **James Brett** [REDACTED]
Date: Fri, 22 Oct 2021 at 09:25
Subject: FW: Statement of Common Ground Sturry
To: Ceri Williams [REDACTED]

Dear Ceri

Thank you for the statement of common ground. I can confirm that I am happy to sign it, but unfortunately my printer has failed and I am waiting for a replacement. Are you able to accept this email from me as confirmation of signature ?

Many thanks

James

James Brett BSc (Hons) MRICS for

MILTON
STUDIO

Church Barn, Milton Manor Farm, Ashford Road, Canterbury, Kent. CT4 7PP

M: [REDACTED]
E: [REDACTED]

The contents of this email may be privileged and are confidential. It may not be disclosed to or used by anyone other than the addressee(s), nor copied in any way. If received in error, please advise the sender, then delete from your system.

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; Phase 1b for 87 dwellings was approved in February 2021; Phase 2 for 210 dwellings is under consideration; and Phase 3 for 184 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	05/02/2021	Granted Planning Permission
Registration of reserved matters	March 2021	CA/21/00829 - Phase 2 for 210 dwellings
Reserved matters decision notice issued		Pending decision
Registration of reserved matters	June 2021	CA/21/01597 - Phase 3 for 184 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	36 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 (a&b)	107	356	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 for Parcel A.

Housing Delivery Phasing (2020/21)	2021/22 Year 1	2022/23 Year 2	2023/24 Year 3	2024/25 Year 4	2025/26 Year 5
CA/15/01479 (394 of 750 dwellings)			25	70	70
CA/17/02719- Phase 1 (269 of 750 dwellings)	63	85	65	20	
CA/20/01680 - Phase 1b (87 of 750)		25	35	27	

CA/20/00819 - 16 bed hospice			16 ¹		
CA/15/01479 (CA/21/01798 pending decision) - 60 bed nursing home		33 ²			

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	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	

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. It has been confirmed that there will be two developers working across the site allowing for multiple outlets to operate simultaneously. Build out rates have been increased to reflect this.

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 with 19 and 17 residential completions recorded during 2019/20 and 2020/21 respectively. Phase 1b reserved matters for 87 dwellings has planning permission and the remaining residential dwellings are across 2 reserved matters which are pending decision.

The A2/A28 Coastbound off-slip at Wincheap, Canterbury piece of infrastructure is required by condition prior to 449 dwellings being occupied. Less than 449 dwellings are phased within the next 4 years (including completions) allowing time to provide the infrastructure. Therefore this is not anticipated to impact delivery or build out rates.

<u>Signatures</u>	
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¹ Note this will be ratioed as appropriate in the final figures, in line with National Guidance.

² Note this will be ratioed as appropriate in the final figures, in line with National Guidance.

Site 11 Parcel A: Land at Cockerling Farm, Thanington

Pentland Homes

Name..... Ian Hardman

Signature..... 

Date ... 22 October 2021

Canterbury City Council

Name..... Simon Thomas

Signature..... 

Date ... 26/10/2021

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; Phase 1b for 87 dwellings was approved in February 2021; Phase 2 for 210 dwellings is under consideration; and Phase 3 for 184 dwellings is under consideration.
- 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 reserved matters application was submitted in May 2021 covering all 400 residential units and is under consideration.

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.

	2021/22	2022/23	2023/24	2024/25	2025/26
	Year 1	Year 2	Year 3	Year 4	Year 5
Housing Delivery Phasing (2020/21)		30	60	60	60

Deliverability checklist

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

Deliverability Checklist	Yes	No
Is the developer part of the Housing Delivery Group and engaged in discussions on delivery with the Council	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	

Agreed commentary on the site between the parties

Redrow Homes are the housebuilder involved in the site, and Quinn Estates are confirmed to be delivering the commercial element of application. The outline application for 400 dwellings was granted in November 2018. There were delays due to a judicial review of the outline planning permission, which has now been rejected. However, there is an ongoing judicial review of some of the discharge of conditions approvals. These are currently being considered by the courts. This has been taken into account within the phasing timings, based on discussions with the housebuilder.

A reserved matters application has been submitted in November 2020 covering phases 1 and 2 for 176 dwellings, and the site is anticipated to come forward in 5 residential phases. A reserved matters application for earthworks was submitted in May 2021. This is expected to increase build out rates and has been taken into account. A decision is expected by the end of 2021/22, on phase 1 and 2, allowing construction to commence swiftly afterwards. Subsequent applications for phases 3, 4 and 5 are anticipated in 2022 and 2023.

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. The housebuilder is also working on a solution and does not expect this to slow down the decision making process. Phasing has been adjusted to account for potential delays.

Signatures

Site 11 Parcel B: Land at Cockerling Farm, Thanington

Redrow Homes Ltd

Name...David Banfield

Signature..

Date ...21.10.2021

Canterbury City Council

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

Signature....

Date26/10/2021.....