

# Authority Monitoring Report

April 2021 to March 2022



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# 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 2021 and 31 March 2022.
- 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.

# 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 2021/22 monitoring period was adopted in May 2021 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 was updated in October 2022, as summarised in Table 2.1 below.
- 2.4. The timeline seeks to review and put in place an updated Local Plan by September 2024 and is intended to ensure the council continues to deliver the housing, jobs growth and other development needed over the period to 2045.

Table 2.1: Timetable for the Local Plan review

2019	2020					2021					2022					2023										
OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC

2024					2025																			
JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	

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 - January 2023	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) February 2023 - September 2023	Within this period we will be analysing consultations responses, finalising evidence and supporting strategies and preparing the submission version of the draft Local Plan. This will be published for formal representations prior to its submission for examination.
Stage 4	Submission (Regulation 22) and Independent Examination Hearing  October 2023 - August 2024	The council submits the Local Plan to the Secretary of State together with the representations (any comments) received at the Regulation 19 stage. The Secretary of State will appoint a Planning Inspector to undertake an Independent Examination of the Local Plan.
Stage 5 & 6	Inspector's Report Issued, followed by Adoption of the Local Plan  September 2024	The Inspector's Report will say if the Plan is 'sound' or 'not sound' and whether it is legally compliant. 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 also updated its evidence<sup>1</sup> 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

<sup>1</sup> Further information is available on the council's website:  
<https://www.canterbury.gov.uk/planning-and-building/new-local-plan-2045/local-plan-evidence-strategies/>

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 three Calls for Sites; one in spring 2020, one over the summer of 2021 and a bespoke Natural Environment and Renewable Energy Call for Sites in January and February 2022. 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](#).
- Draft Canterbury district Local Plan 2020 to 2045 (Reg 18): Local Plan consultation on the full draft Local Plan, supported by evidence and strategies, which is running between 24 October 2022 and 16 January 2023. 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:

- Open Space Strategy
- Canterbury Conservation Area Appraisal and Management Plan

## 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. They have held a

Regulation 14 consultation and plan to submit their Plan for Regulation 16 consultation in Autumn 2022.

- 2.13. **Chartham Neighbourhood Plan** - Chartham Parish Council is progressing work on its neighbourhood plan. The neighbourhood plan area was confirmed by us on 4 December 2019.
- 2.14. **Fordwich Neighbourhood Plan** - Fordwich Town Council has begun the process of preparing a neighbourhood plan. The neighbourhood plan area was confirmed by us on 4 March 2021.
- 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.
- 2.16. **Upper Hardres Neighbourhood Plan** - Upper Hardres Parish Council has begun the process of preparing a neighbourhood plan. The neighbourhood plan area was confirmed by us on 24 March 2022.
- 2.17. 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

- 2.18. Published in June 2021, the current South East Marine Plan documents can be found [here](#).
- 2.19. The South East Marine Plan was established to provide guidance for sustainable development and inform management decisions regarding the environment.
- 2.20. The plan's policies will mitigate developmental impacts on the marine environment, enhancing the ecosystems and maintaining marine biodiversity whilst protecting natural defences against increasing environmental threats.

## KCC Minerals and Waste Plan

- 2.21. In September 2020, Kent County Council adopted the Kent Minerals and Waste Local Plan as amended by the Early Partial Review.
- 2.22. 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.



- 2.23. This is especially important as the need to respond to the challenge of climate change becomes ever more pressing.
- 2.24. In addition, the modifications strengthen measures to ensure that the economic mineral resources in Kent are not unnecessarily sterilised by building on them and thus preventing access by future generations.

## **Duty to cooperate**

- 2.25. The council works closely with its neighbouring authorities and key stakeholders, including Kent County Council (KCC), the Environmental Agency, Southern Water and Natural England.
- 2.26. Some of the key outputs of this ongoing engagement and joint working include:
- discussions relating to the Local Plans in the area, including strategic infrastructure
  - sharing housing issues for the wider east Kent area
  - Transport projects and strategies
  - 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
  - discussions relating to the nutrient neutrality issue at Stodmarsh
- 2.27. A full list of meetings attended by council officers with duty to cooperate partners between 1 April 2021 to 31 March 2022 can be found in [Appendix A](#).

## 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	2021/22
Received	1,410	1,474	1,425	1,400	1,770	1,830	1,823	1,477	1,527	1,535	1,626
Granted	1,144	1,264	1,223	1,152	1,407	1,477	1,303	1,304	1,375	1,169	1,390
Refused	126	142	153	175	173	247	200	173	152	114	110
Considered by Planning Committee	84	89	73	99	108	104	94	103	143	72	57
Appeals determined Determined <sup>2</sup>	37	42	26	26	35	52	56	50	74	38	48
Percentage of appeals dismissed <sup>3</sup>	70%	79%	73%	62%	66%	87%	80%	78%	75%	76%	86%
Departures from the CDLP <sup>4</sup>	4	4	17	1	14	24	2	6	3	8	5

### 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 CDLP policies have been cited the most frequently in the reasons for refusing planning applications this monitoring year.

<sup>2</sup> 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.

<sup>3</sup> 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.

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

- 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.

*Table 3.2: Most frequent policies cited in refusals*

Rank	Policy Reference	Policy Title	Percentage
1	DBE3	Principles of Design	75%
2	LB5	Sites of International Conservation Importance	37%
2	DBE6	Alterations and Extensions	37%
4	HE1	Historic Environment and Heritage Assets	35%
5	SP1	Sustainable Development	30%
5	SP6	Strategic Access Management and Monitoring (SAMM) Mitigation Measures for the coastal Special Protection Areas and Ramsar sites	30%
7	HE6	Conservation Areas	28%
8	LB9	Protection, Mitigation, Enhancement and Increased Connectivity for Species and Habitats of Principal Importance	21%
9	HE4	Listed Buildings	16%
10	HE8	Heritage Assets in Conservation Areas	15%

- 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	66%
2	LB5	Site of International Conservation Importance	24%
3	DBE6	Alterations and Extensions	22%
3	SP1	Sustainable Development	22%
5	SP6	Strategic Access Management and Monitoring (SAMM) Mitigation Measures for the coastal Special Protection Areas and Ramsar sites	20%
5	HE1	Historic Environment and Heritage Assets	20%
7	SP4	Strategic Approach to location of Development	17%
8	HD4	New Dwellings in the Countryside	15%
9	HE4	Listed Buildings	12%
9	LB9	Protection, Mitigation, Enhancement and Increased Connectivity for Species and Habitats of Principal Importance	12%

- 3.11. Six refused planning applications which went to appeal were granted (16%). Table 3.4 identifies the policies included in the decisions that were overturned at appeal and the frequency across the six applications.

*Table 3.4: Policies included in decisions overturned at appeal*

Rank	Policy Reference	Policy Title	Percentage
1	DBE3	Principles of Design	100%
2	DBE6	Alterations and Extensions	50%
3	SP6	Strategic Access Management and Monitoring (SAMM) Mitigation Measures for the coastal Special Protection Areas and Ramsar sites	33%
3	HE1	Historic Environment and Heritage Assets	33%
3	HE6	Conservation Areas	33%
3	LB5	Site of International Conservation Importance	33%
7	SP1	Sustainable Development	17%

7	SP3	Strategic Site Allocations	17%
7	HD2	Affordable Housing	17%
7	CC2	Reducing Carbon Emissions From New Development	17%
7	HE4	Listed Buildings	17%
7	HE5	Development Affecting and Changes to Listed Buildings	17%

## Prior Approvals

- 3.12. Permitted development rights (PDR) are a grant of planning permission allowed by national legislation or regulations. 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 four prior approval applications have resulted in 86 sqm of A1 shops, 120sqm E(g)(i) office space, 299 sqm of E(e) doctors surgery and 0.02ha of agricultural land being changed into 11 residential units.

## 4. Housing and communities

### Housing delivery

- 4.1. This year we have granted permission for a net **1,413 new homes, zero additional student bedspaces and a net loss of 34 older person accommodation bedspaces**<sup>5</sup>. This is over double that granted last year.
- 4.2. A further 1,023 residential homes were granted reserved matters permission.
- 4.3. A total of 553 new homes have been completed in the district.
- 4.4. There have been 6,888 completions since the start of the CDLP plan period in 2011. There is further information in [Appendix F: Housing Land Supply Statement](#).
- 4.5. During annual site visits 564 new dwellings, 442 older person accommodation bedspaces and 491 student bedspaces were under construction.

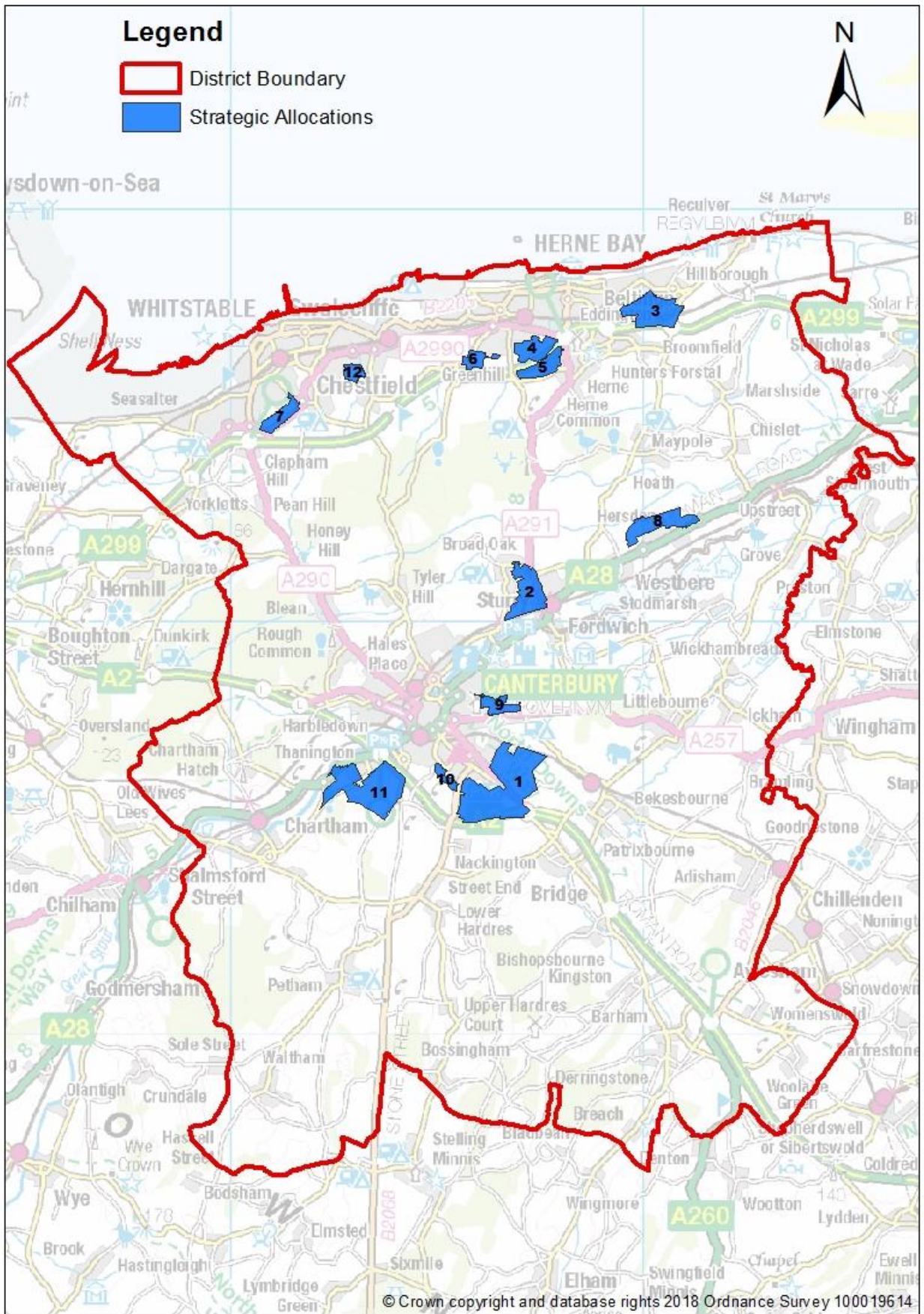
### Strategic sites

- 4.6. This year we have seen the completion of **263 new homes** on our strategic sites.
- 4.7. In total **1,085 new homes** have been granted permission on these sites during the monitoring year<sup>6</sup>.
- 4.8. A further **1,023 residential homes** have been granted reserved matters permission.
- 4.9. Figure 4.1 provides a brief overview of the progress of the strategic sites as of the end of March 2022. Further information, including recent updates, is available in the [Appendix F: Housing Land Supply Statement](#).

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

<sup>6</sup> 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 as of 31st March 2022<sup>7</sup>

<sup>7</sup> Further updates on the sites, since March 2022, is available in [Appendix F: Housing Land Supply Statement](#)



## 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 5.65 years**. Further information is set out within the council's [Appendix F: 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 - 2021/22) in red<sup>8</sup>
  - 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

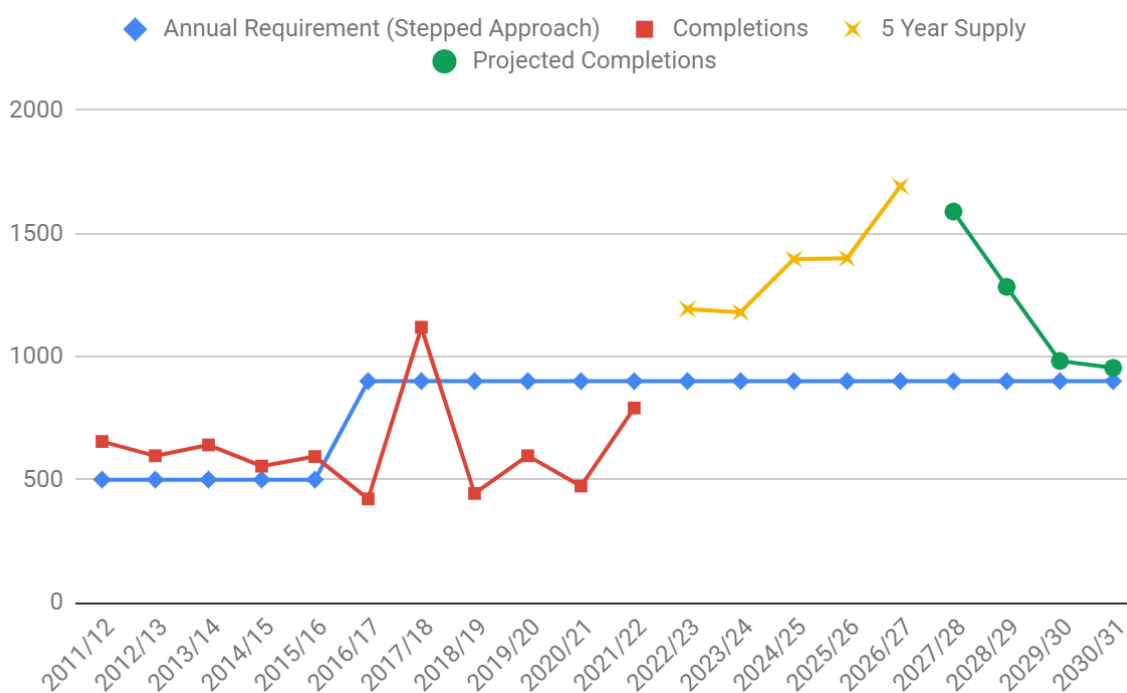


Figure 4.2: Housing land supply trajectory

<sup>8</sup> Further breakdown of completion data is available in Appendix B: Completion data table, of Appendix F: Housing Land Supply Statement

## 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.
- 4.14. Our HDT result for 2021/22 is 75.5%. Further information can be found in the [Appendix F: 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 143 dwellings, of which 77 were affordable rent, 23 were social rent and 43 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
2021/22	77	23	43	143
<b>Total</b>	<b>239</b>	<b>286</b>	<b>245</b>	<b>770</b>

- 4.16. We have also granted permission for 166 new affordable homes this year<sup>9</sup>.
- 4.17. CDLP Policy HD2 seeks provision of 30% affordable housing on qualifying sites. Between April 2015 and the end of March 2022, around 23% affordable housing has been granted planning permission across all eligible sites.

<sup>9</sup> Please note this figure includes permissions from full, lawful, outline or prior approval permissions.

4.18. Additional affordable housing is also being brought forward outside of section 106 agreements meaning there are around 1,850 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.

*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	95	194	104	98
	Percentage mix of market completions	19.35%	39.51%	21.18%	19.96%
Completed market dwellings	Mix of units	39	148	168	123
	Percentage mix of market completions	8.16%	30.96%	35.15%	25.73%

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 4.3: Housing mix of affordable housing<sup>10</sup>

		Affordable 1 bed	Affordable 2 bed	Affordable 3 bed	Affordable 4+ beds
Expected social rented affordable housing mix within the Housing Strategy		18%	42%	31%	9%
Granted planning permissions	Mix of units	4	33	31	2
	Percentage	5.71%	47.14%	44.29%	2.86%
Completed affordable dwellings	Mix of units	40	54	38	1
	Percentage	30.08%	40.60%	28.57%	0.75%

## 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, one planning application for HMO development was refused against Policy HD6. There were no appeal decisions related to Policy HD6.

## 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. An update was issued as part of a planning appeal<sup>11</sup> where the short term need increased to 18 pitches, and the overall need to **30 pitches**.
- 4.26. Between 2017/18 and 2021/22 there have been 13 completed pitches.

<sup>10</sup> Based on the number of affordable housing counted in the 5 year housing land supply. Note this could be different to the number of units transferred to registered providers.

<sup>11</sup> Planning application reference number CA//19/01901

Table 4.4: Gypsy and traveller completions between 2017/18 and 2021/22.

Year of completion	Application number	Address	Net figure
2018/19	CA//17/02386	The Paddocks, Shalloak Road, Broad Oak	4
2019/20	CA//19/01653	Land At Sandy Bank Farm, Old Tree Lane, Hoath	2
2020/21	CA//17/02058	Woodlands, Coombe Walk, Yorkletts	3
2020/21	CA/21/00981	Puddleduck, Nethergong Hill, Upstreet	2
2021/22	CA/20/01794	Romany Green Acres, Well Lane, Fordwich	3
2021/22	CA//18/01810	The Paddock, Highstreet Road, Hernehill, Whitstable	-1
<b>Total</b>			<b>13</b>

4.27. There are 10 pitches forming the supply at Caravan A, 9A Shalloak Road, Broad Oak, Sturry (CA//18/00706). Recent caravan counts<sup>12</sup> suggest at least 5 of these additional 10 pitches are in use. These will be confirmed in next year's monitoring and the appropriate number counted within the completions.

4.28. We have a 5-year Gypsy and Travellers supply position of **5.56 years**.

Table 4.5: Gypsy and Traveller 5-year supply position

<b>Total need (2017/18 - 2036/37)</b>	<b>30</b>
Short term requirement (2017/18 - 2021/22)	18
Completions (2017/18 - 2021/22)	13
<b>Residual short term need</b>	<b>5</b>
Long term requirement (2022/23 - 2036/37)	12
2022/23 - 2036/37 yearly requirement (15 years)	0.8
<b>5 years of long term need</b>	<b>4</b>
<b>Need for the next 5 years (5x long term + residual)</b>	<b>9</b>
Supply (granted permissions not completed)	10
<b>5 Year supply</b>	<b>5.56</b>

<sup>12</sup> These were after the date in which the results could be included in the 2021/22 completions.

## Self and custom housebuilding

- 4.29. 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.
- 4.30. As of March 2022, there were 17 entries on Part 1 of the register and four entries on Part 2 the register. Further information is available on the [website](#).
- 4.31. 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 2021 to March 2022 the council has granted 13 CIL self build exceptions. The council is working to ensure that enough plots are provided in order to meet the requirements.
- 4.32. 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

- 4.33. 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.
- 4.34. 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](#).
- 4.35. As of March 2022 there were 45 sites still live on the Brownfield Land Register.

## 5. Employment and town centres

### Commercial delivery

- 5.1. We have granted permission for a net 26,001 sqm of commercial floorspace this year. This is made up of a total gain of 46,563 sqm and a total loss of 20,562 sqm<sup>13</sup>.
- 5.2. This year we have also seen a net total of 42,424 sqm of commercial floorspace delivered in the district. This is made up of a total gain of 77,915 sqm and a total loss of 35,491 sqm<sup>14</sup>.
- 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 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 Infrastructure Audit (CIA) data. More information on the change of floorspace can be found in [Appendix B](#) and [Appendix 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 net 5,097 sqm of employment floorspace this year. This is made up of a total gain of 18,970 sqm and a total loss of 13,873 sqm<sup>15</sup>.

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<sup>13</sup> Please note these figures include permissions from full, lawful, outline or prior approval permissions, and are rounded to the nearest whole number.

<sup>14</sup> Please note these figures are rounded to the nearest whole number.

<sup>15</sup> Please note these figures include permissions from full, lawful, outline or prior approval permissions, and are rounded to the nearest whole number.

- 5.8. This year we have also seen a total gain of 10,077.2 square metres of employment space delivered in the district and a loss of 13,236.1 sqm of existing space.
- 5.9. This means a net total of -3,158.9sqm of employment floorspace was delivered in the district this year.
- 5.10. A breakdown of the net change in the different classes of employment land over time is identified in the figure below.

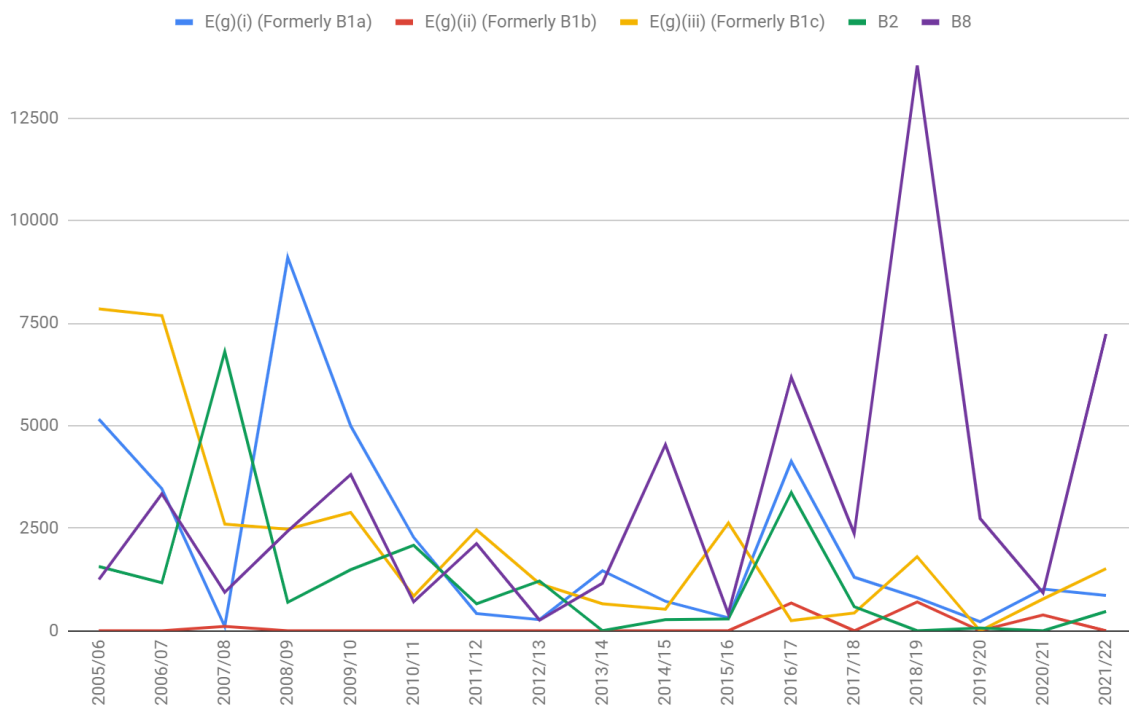


Figure 5.1: Net change in employment floorspace

## 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)

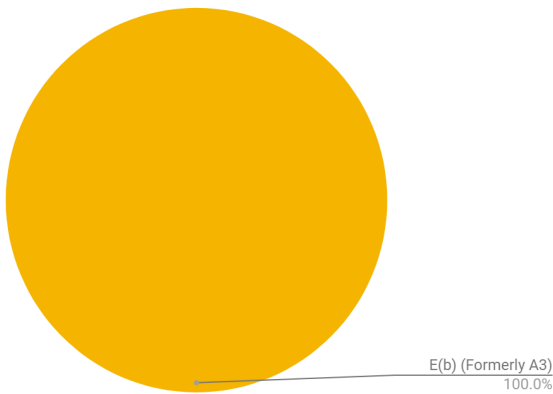


- Formerly D1 - Non-residential institutions such as health centres, schools, church halls and places of worship (Mix of E and F under the amended use classes)
- Formerly D2 - Assembly and leisure such as cinemas, indoor or outdoor sports and recreation (Mix of E and F under the amended use classes)

### 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

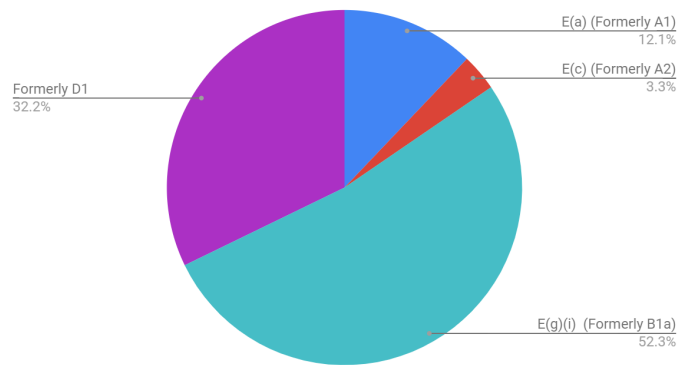
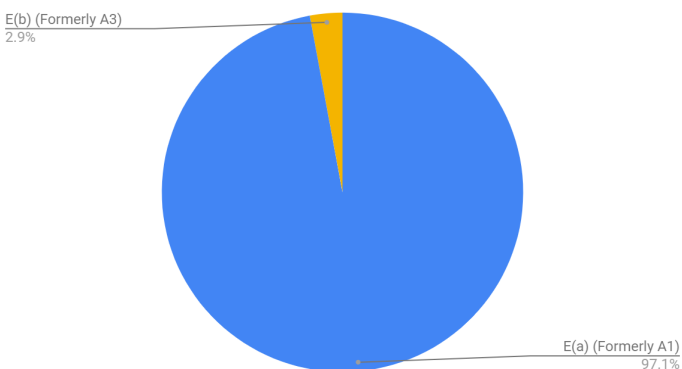


Figure 5.2: Gain and loss of floorspace in Canterbury city centre

### Whitstable town centre

5.13. This figure shows the gain and loss of commercial floorspace within the Whitstable town centre.

Loss of floorspace



Gain of floorspace

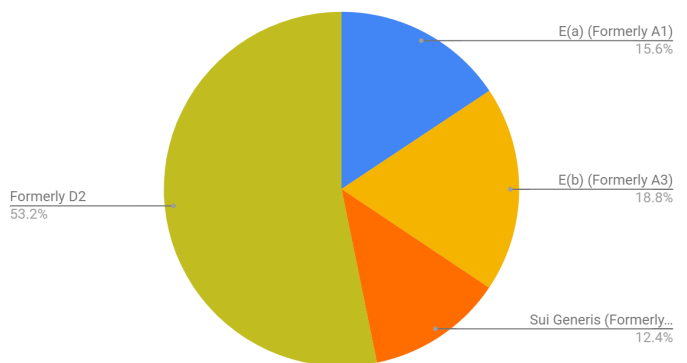


Figure 5.3: Gain and loss of floorspace in Whitstable town centre

### Herne Bay town centre

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

Loss of floorspace

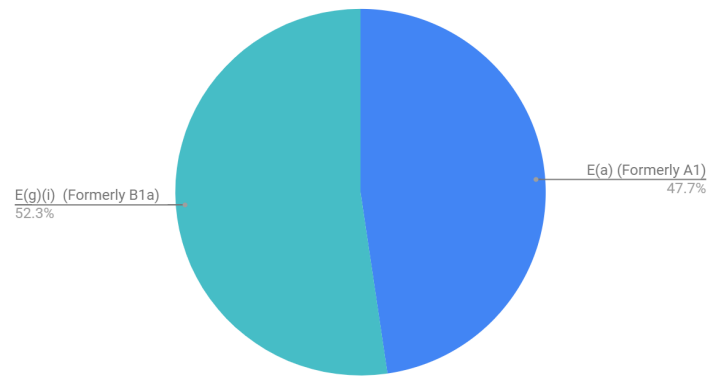


Figure 5.4: Gain and loss of floorspace in Herne Bay town centre

## Mixed-use development sites

- 5.15. Policy TCL10 of the CDLP allocates mixed-use development sites and sets out what is expected to come forward on those sites.
- 5.16. 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), which was completed in 2021/22.
	Kingsmead	Construction commenced in January 2020 with the student elements completed in 2021/22. The residential and commercial elements are anticipated to be finished in the next year or two.
	Peugeot Garage	The site has now been built out for student accommodation.
	White Horse Lane	No work has taken place on this to date.
	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	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 has been completely refurbished as a retail/entertainment centre.</p> <p>You can find more information on the Whitstable Harbour Strategic Plan <a href="#">here</a>.</p>
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## Wincheap retail area

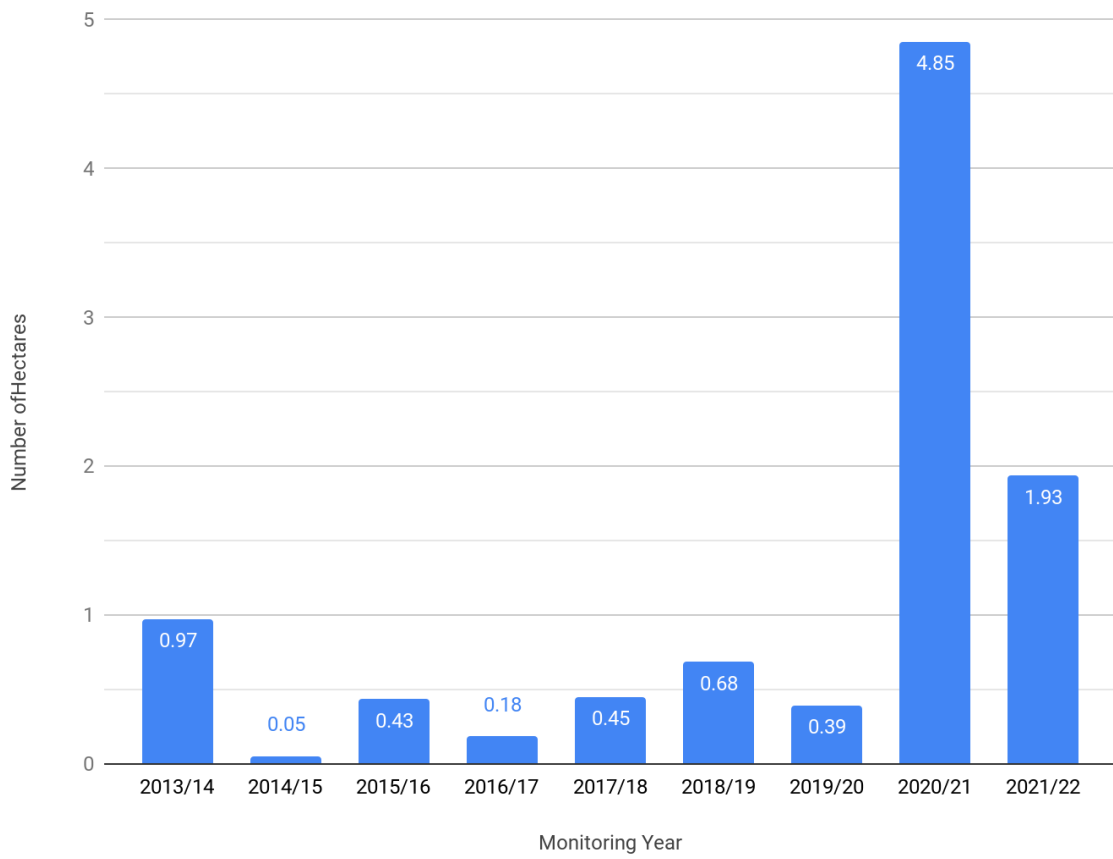
- 5.17. The council has continued to investigate the viability and delivery options for the comprehensive regeneration of the Wincheap estate, in accordance with Policy TCL7 of the CDLP.

## Universities

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

## Agricultural land

- 5.19. Agricultural land is afforded appropriate protection within the CDLP in order to support rural businesses.
- 5.20. 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.
- 5.21. This year has included 1.42 ha of agricultural land being converted into a dog walking field and 0.24ha converted into land for the keeping of horses.



*Figure 5.5: Agricultural land lost since 2013/14*

## 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.

### Cycling

- 6.4. 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.

### Train travel

- 6.5. Canterbury West, which has the High-Speed service to London, remains the most used station within the district.
- 6.6. However, usage across most stations dipped in 2019/20 and 2020/21 which is to be expected due to the Covid-19 pandemic.

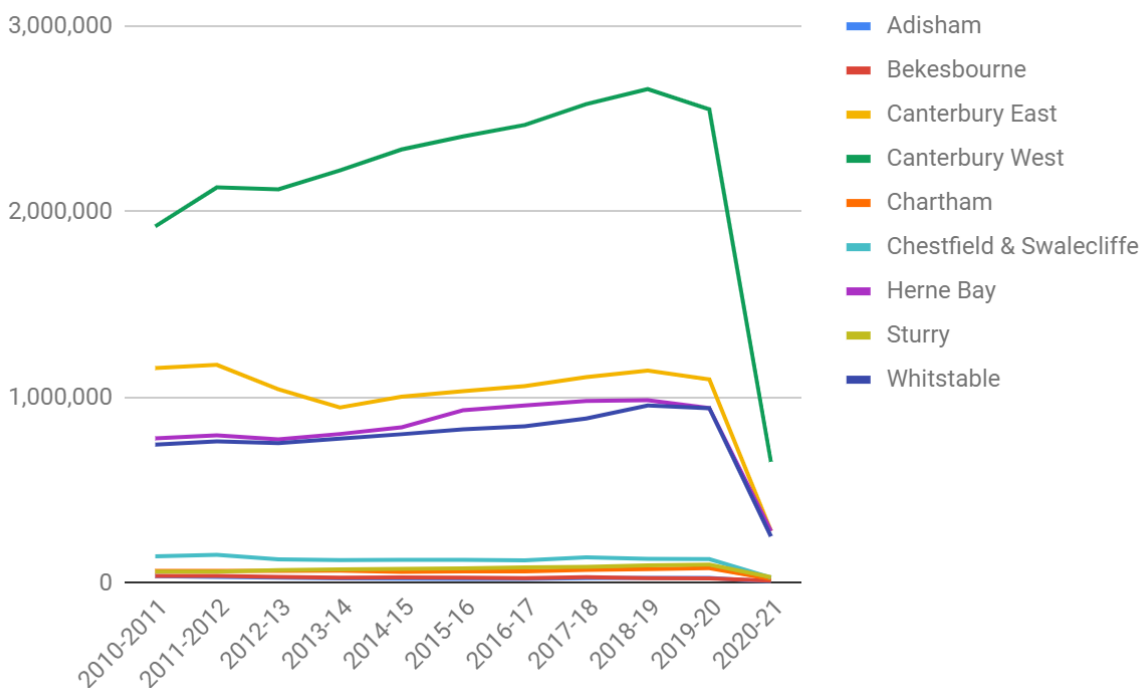


Figure 6.1: Passenger entries and exits per year for stations in the District.

## Bus travel

- 6.7. 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

- 6.8. Park and Ride has removed more than 13.5 million car trips from Canterbury city centre since the data was first collected when Sturry Road opened in 1990.
- 6.9. The combined journey saving from the various sites to the city from these vehicles is close to 42 million miles with the associated savings in emission deposits.
- 6.10. The Covid pandemic had a dramatic effect on the use of public transport and Park and Ride saw customers slow to return. Sturry Road will be closed in June 2022 to reduce costs. The intention is to reopen when the market can once again sustain three sites.

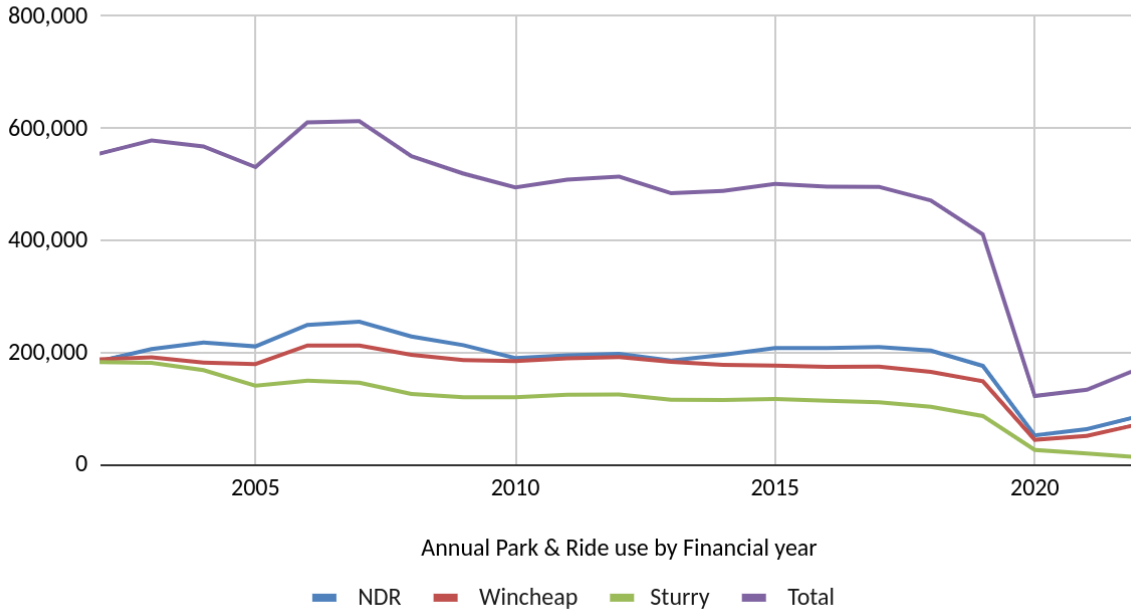


Figure 6.2: Number of daily vehicle use of Park and Ride since 2002.

## Private cars

- 6.11. Traffic flows on six key radial routes has been monitored since 2000 and has steadily decreased since 2009. This is in comparison to traffic on the A2 Canterbury bypass which has continued to increase, apart from a sharp dip across all routes in 2020 which is as expected due to lockdown and the pandemic.

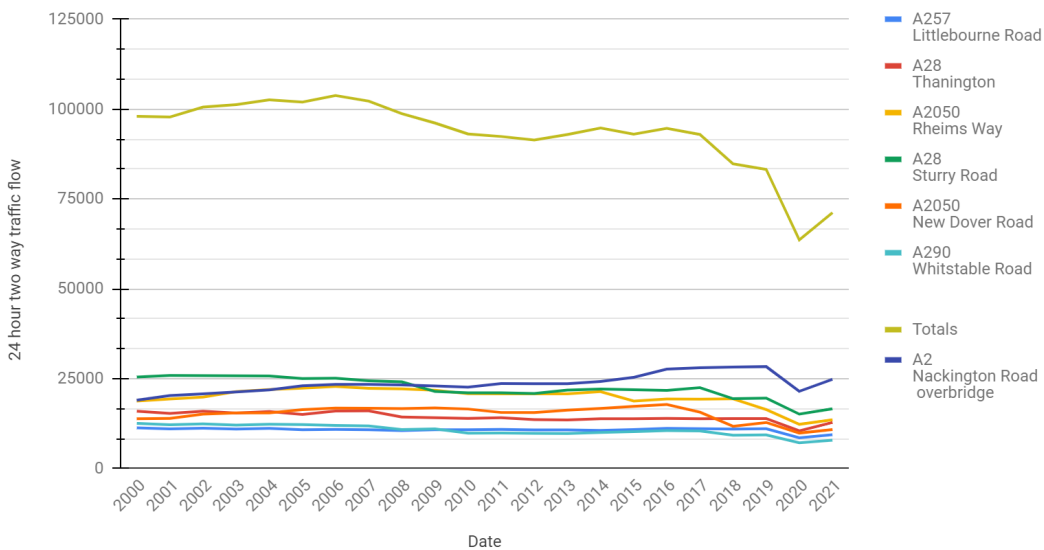


Figure 6.3: Annual Average Daily Traffic flow on A roads within the district

## Electric charging points

- 6.12. Three new taxi charge points were installed during this monitoring period: at Canterbury Lane and St George's Lane for the use of hackney carriages waiting at ranks and in Maynard Road car park for private hire taxis.

## Community Infrastructure Levy

- 6.13. 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.
- 6.14. 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
- 6.15. You can find out more about CIL [here](#).

## Developer contributions

- 6.16. The council is required to produce an Infrastructure Funding Statement (IFS) annually. The IFS will set out this year's income and expenditure relating to the Community Infrastructure Levy (CIL) and S106 agreements.
- 6.17. You can find out more about the IFS [here](#).



## 7. Historic and natural environment

### Heritage Strategy

- 7.1. A Heritage Strategy for Canterbury District and associated Action Plan was adopted in July 2019. This has been followed by a series of annual Delivery Plans.
- 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 2021/22 Delivery Plan included consultation on a Canterbury Conservation Area Appraisal and Management Plan, with the new Appraisal and Plan anticipated to be adopted late 2022.
- 7.7. 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.
- 7.8. 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.
- 7.9. 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.
- 7.10. There is a very clear understanding of the need to ensure that the World Heritage Site is managed appropriately.

- 7.11. With that goal, the council continues to work as a member of the UNESCO Canterbury World Heritage Site Management Committee to oversee the implementation of the existing Management Plan and to prepare, and then deliver, the new Plan, which is due to be completed in 2023.
- 7.12. 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

- 7.13. [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.
- 7.14. 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

- 7.15. The council has employed a Principal Policy Officer (Climate and Environment) who has developed a Climate Change Action Plan for the council and has responsibility for its implementation.
- 7.16. 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.
- 7.17. 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.
- 7.18. 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.
- 7.19. The disruption from the pandemic has caused major financial and organisational pressures on the council as well as regional supply and labour shortages.

- 7.20. These in turn have contributed to a significant additional challenge in resourcing the necessary work to reduce council carbon emissions.
- 7.21. The council has continued to bid for grant funding to enable decarbonisation work across its extensive housing, public and commercial assets. However, at the time of writing, no significant funding has been awarded.
- 7.22. Projects to reduce energy consumption in council housing are underway, installing heat pumps in new council housing, assessing and improving energy efficiency of existing homes and the development of a deep house retrofit demonstration home.
- 7.23. Another area of progress is the work around producing a draft policy to reduce carbon emissions from development, transportation and energy within the draft Local Plan to 2045.
- 7.24. 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 2022 onwards.

## **Air quality**

- 7.25. Road traffic emissions producing nitrogen dioxide along major roads are the main source of air quality issues.
- 7.26. 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.
- 7.27. The council continues to monitor levels of nitrogen dioxide using continuous analysers at Military Road and at the former Chaucer School in Canterbury, where ozone and particulates are also continuously monitored.
- 7.28. The network of nitrogen dioxide diffusion tube sites across the district was expanded in 2021 to include 4 additional diffusion tubes to provide better data and to aid air quality assessments within the planning process.
- 7.29. 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.

- 7.30. 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.
- 7.31. Canterbury City Council has completed a number of direct measures during the year in pursuit of improving local air quality including:
- Implementation of the first phase of an anti-idling education campaign followed by adoption of district-wide anti-idling enforcement powers, with the second phase on-going
  - Introduction of an electric scooter pilot in Canterbury
  - Exploration of the feasibility of introducing a low emission zone in Canterbury City Centre
  - A review of Park and Ride bus contract to include consideration of air quality issues such as low emission buses, routes to train stations etc.

## **Sport Strategies**

- 7.32. A Sports forum was set up, in 2019, with local sports providers in the district to develop a strategy, share information and best practice. This forum will be used to monitor and drive the actions forward from the Playing Pitch Strategy and Indoor Built Sports Facilities Strategy. The forum is in its infancy and have met to discuss the playing pitch strategy and future priorities.

### **Playing pitch need assessment and strategy**

- 7.33. 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.

7.34. Finalised in October 2020, the Playing Pitch Strategy includes an action plan to help address the key issues identified in the assessment report. This is monitored in [Appendix D](#).

7.35. The headline changes in provision this year are:

- granting detailed planning permission for Whitstable Town FC to convert existing neutral grass pitch to all weather playing surface
- granting a hybrid planning application for Land at Hillborough, Sweechbridge Road which includes a Primary school and 2 playing pitches
- granting detailed planning permission for an extension to the Barham Bowls Club community building
- granting detailed planning permission for an extension to the Chestfield Cricket Club clubhouse building
- granting detailed planning permission for an extension to the Canterbury Bowling Club clubhouse building
- completion of the replacement club house for Whitstable and Seasalter Golf Club
- initiated discussions with the Lawn Tennis Association regarding investments in tennis courts at Herne Bay Memorial Park and at West Beach, Whitstable.

### **Indoor built sports facilities need assessment and strategy**

7.36. 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.

7.37. 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. This is monitored in [Appendix D](#).

7.38. The headline changes in provision this year are:

- granted planning permission and completion of a new gym at Herne Bay West Industrial Park
- Aire Trampolining Club and Canterbury Rhythmic Gymnastics Club moved from Cotton Road to St Anselm's Catholic School
- Herne Bay Swimming pool and leisure centre have completed their capital works.

## **Waste management**

- 7.39. The council aims to recycle as much waste as possible. In 2019/20 Canterbury produced a total of 57,465 tonnes of waste.
- 7.40. This figure consists of kerbside, bring banks and third party organisations and contributes 8.39% of Kent's total waste figure.
- 7.41. The Kent Resource Partnership collects and deals with what happens with discarded household materials afterwards.
- 7.42. 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.
- 7.43. However the Covid-19 pandemic may have had an impact on the 2019/20 and therefore the data for that year.

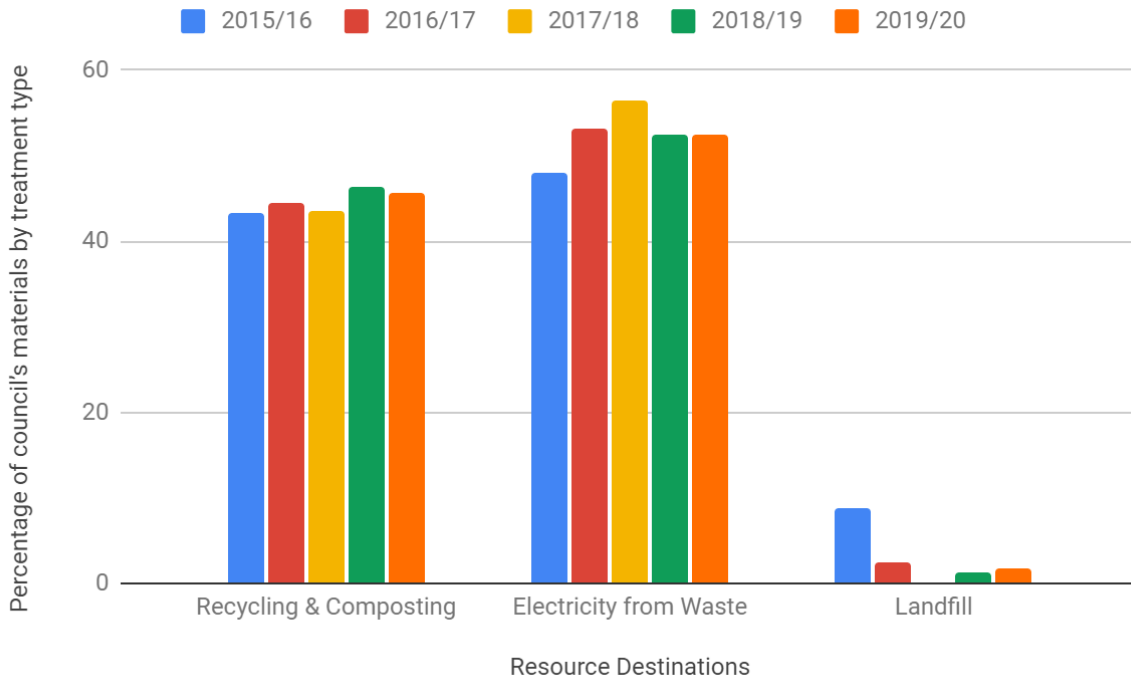


Figure 7.1: The percentage of the council's materials disposed of by different methods.

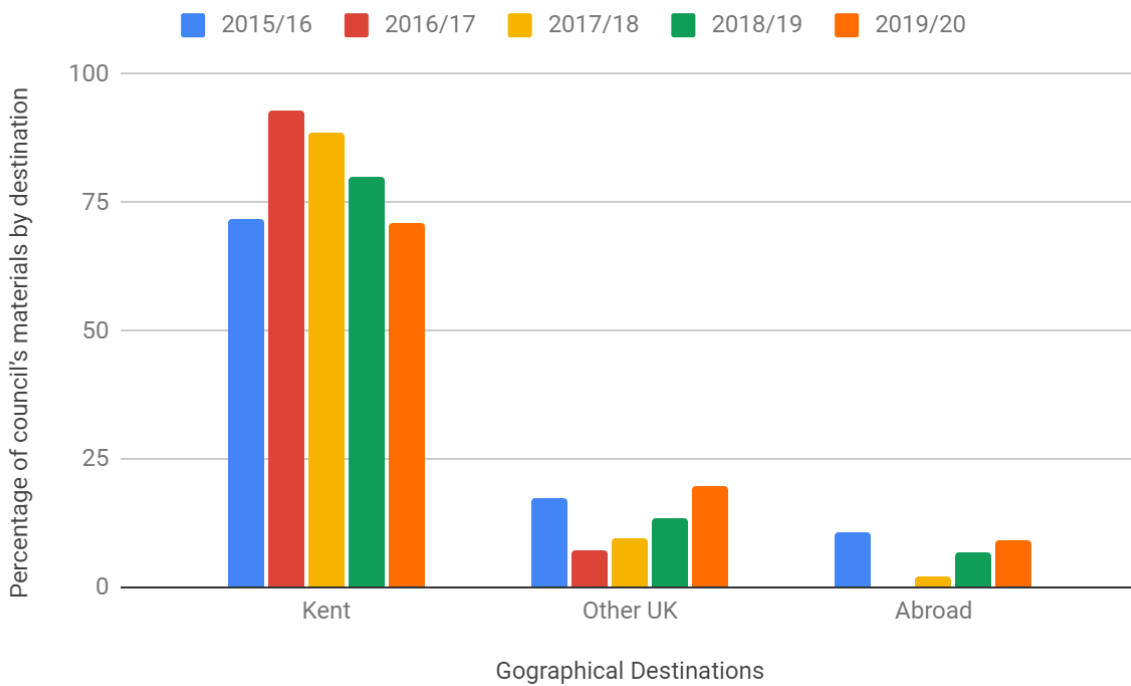


Figure 7.2: The percentage of the council's materials disposed of in different locations.

## 8. Appendices

### Appendix A: Duty to cooperate

Meetings attended by CCC Officers with duty to cooperate partners between 1st April 2021 to 31st March 2022. 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
21/04/2021	Natural England, and other stakeholders	District level licensing for Great Crested Newts	Provided an update on how the Great Crested Newts district level licensing scheme has been working and how it will work for the next couple of years
21/04/2021	Thames Estuary Group	Project briefing workshop	Information sharing and project updates
22/04/2021	World Heritage Site Management Committee	WHS Management	Information sharing and project updates
26/04/2021	Southern Water and stakeholders	DWMP Stour River Basin catchment	Information sharing and updates
27/04/2021	CCC, ABC, KCC	Nutrient Neutrality	Information sharing and updates
29/04/2021	Thanet District Council Natural England	Management of Thanet SAMMs Scheme	Project update
30/04/2021	Kent Planning Policy Forum	Kent wide Local Plan and policy matters	Information sharing and updates
06/05/2021	Statutory bodies, local authorities and key stakeholders	Thames Estuary Economic, Housing and Infrastructure Study	Information sharing and project update
07/05/2021	Kent and Medway LPAs	Kent Chief Planners	Information sharing and updates including on Design South East's upcoming training programme and Town Centre Strategies
10/05/2021	Statutory bodies, local authorities and key stakeholders	Lower Thames Crossing Stakeholder Briefing	Project update
11/05/2021	CCC Cllrs and CCC officers	Local Plan - Draft options paper	Information and updates on LP evidence gathering
12/05/2021	Stodmarsh catchment LPAs	Stodmarsh catch-up	Information sharing and updates



Date	Purpose	Attendees (s) / Group	Outcome
17/05/2021	CCC, ABC, EA	Nutrient Neutrality	Information sharing and updates
18/05/2021	Clinical Commissioning Group	Health infrastructure issues and implications for Local Plan	Information sharing and updates
21/05/2021	Kent and Medway LPAs	Kent Chief Planners: Town Centre Strategies	Information sharing and updates
26/05/2021	Stodmarsh catchment LPAs and KCC	Nutrient Neutrality	Information sharing and updates
28/05/2021	Kent Planning Policy Forum	Kent wide Local Plan and policy matters	Information sharing and updates
03/06/2021	South East Water	Water supply infrastructure	Information sharing and updates
07/06/2021	KCC, Environment Agency and Ashford	Discuss Nutrient Neutrality impacts	Update on progress of evidence and strategies
15/06/2021	Statutory bodies, local authorities and key stakeholders	Lower Thames Crossing	Project update and sharing of project benefits
15/06/2021	CCC, ABC, KCC	Nutrient Neutrality	Information sharing and updates
16/06/2021	Statutory bodies, local authorities and key stakeholders	Transport for South East Freight, Logistics and International Gateway Forum	Information sharing and project update
18/06/2021	Kent and Medway LPAs	Kent Chief Planners	Information sharing and updates including on Thames Estuary / Homes England Infrastructure Study and Town Centre Strategies
22/06/2021	KCC/ CCC	Transportation Strategy	Information sharing on modelling and progress
23/06/2021	Stakeholders	Local Plan Online Stakeholder Conference	Engagement and feedback from stakeholders in relation to the draft vision and options Local Plan consultation
01/07/2021	Parish Councils	Parish Councils - Local Plan Briefing	Update on progress
05/07/2021	KCC, Environment Agency and Ashford	Discuss Nutrient Neutrality impacts	Update on progress of evidence and strategies
06/07/2021	KCC/ CCC	Transportation Strategy	Information sharing on modelling and progress
09/07/2021	Kent Planning Policy Forum	Kent wide Local Plan and policy matters	Information sharing and updates
12/07/2021	Kent SME Developer Network	Kent wide development and planning matters	Information sharing and updates
13/07/2021	Local secondary schools	Secondary School Conference for the Local Plan	Engagement and feedback from stakeholders in relation to the draft vision and options Local Plan consultation

Date	Purpose	Attendees (s) / Group	Outcome
13/07/2021	TDC	Statement of Common Ground	To discuss SOCG between CCC and TDC
13/07/2021	Thanet District Council Natural England	Management of Thanet SAMMs Scheme	Project update, including discussions about van and budget plan
14/07/2021	RSPB, Natural England, Swale Borough Council, Medway City Council, Kent Wildlife Trust, Gravesham Borough Council, KCC	Management of North Kent Marshes SAMMS Scheme	Project management and updates
14/07/2021	North Kent Environmental Planning Group	Discuss environmental issues concerning the North Kent Local Authorities	Information sharing and environmental related information updates
16/07/2021	Kent and Medway LPAs	Kent Chief Planners	Information sharing and updates including on Climate change and Town Centre Strategies
20/07/2021	Clinical Commissioning Group	Health infrastructure issues and implications for Local Plan	Information sharing and updates
30/07/2021	KCC/ CCC	Transportation Strategy	Information sharing on modelling and progress
20/07/2021	Stakeholders from the sports industry and local groups	Canterbury District Sports Forum	Provide an update on the Playing Pitch Strategy and how the council will help implement it going forward
21/07/2021	Statutory bodies, local authorities and key design stakeholders	Kent Design Roundtable	Information sharing
22/07/2021	East Kent DtC Group	East Kent wide Local Plan and policy matters	Information sharing and updates
26/07/2021	Statutory bodies, local authorities and key stakeholders	Transport for South East Radial Area Study Forum	Information sharing and project update
02/08/2021	CCC, ABC, EA	Nutrient Neutrality	Information sharing and updates
03/08/2021	KCC/ CCC	Transportation Strategy	Information sharing on modelling and progress
11/08/2021	Clinical Commissioning Group	Health infrastructure issues and implications for Local Plan	Information sharing and updates
17/08/2021	KCC/ CCC	Transportation Strategy	Information sharing on modelling and progress
25/08/2021	KCC	Kent Bus Improvement Plan Engagement - Canterbury	Information sharing and project update

Date	Purpose	Attendees (s) / Group	Outcome
26/08/2021	Southern Water and stakeholders	DWMP Options Development - May Street Herne Bay	Information sharing and project update
31/08/2021	KCC/ CCC	Transportation Strategy	Information sharing on modelling and progress
03/09/2021	Kent Planning Policy Forum	Kent wide Local Plan and policy matters	Information sharing and updates
10/09/2021	Kent and Medway LPAs	Kent Chief Planners	Information sharing and updates including on Thames Estuary / Homes England Infrastructure Study and Town Centre Strategies
14/09/2021	KCC/ CCC	Transportation Strategy	Information sharing on modelling and progress
16/09/2021	CCC Councillors	Councillor briefing on the NPPF and Stodmarsh	Update
21/09/2021	Kent and Medway LPAs	Building Garden Communities	Information sharing and project updates
24/09/2021	Stodmarsh catchment LPAs and KCC	Nutrient Neutrality	Information sharing and project updates
28/09/2021	KCC/ CCC	Transportation Strategy	Information sharing on modelling and progress
30/09/2021	Developers	Achieving Carbon Reduction in Canterbury	Discussion to inform Local Plan design policy development
07/10/2021	CAST	CCC & CAST regarding the Local Plan	Discussion on sustainable transport
07/10/2021	Thanet District Council Natural England	Management of Thanet SAMMs Scheme	Project update
07/10/2021	CCC/ Canterbury Alliance for Sustainable Transport	Transport Strategy	Information sharing
08/10/2021	Kent Planning Policy Forum	Kent wide Local Plan and policy matters	Information sharing and updates
12/10/2021	KCC	Secondary school provision at the coast	Information sharing
12/10/2021	KCC/ CCC	Transportation Strategy	Information sharing on modelling and progress
19/10/2021	KCC	Secondary school provision at the coast	Information sharing
20/10/2021	East Kent Dtc Group	East Kent wide Local Plan and policy matters	Information sharing and updates
22/10/2021	Kent and Medway LPAs	Kent Chief Planners	Information sharing and updates including on Town Centre Strategies and NPPF changes

Date	Purpose	Attendees (s) / Group	Outcome
26/10/2021	KCC/ CCC	Transportation Strategy	Information sharing on modelling and progress
26/10/2021	Network Rail and Stakeholders	NEKC Study Working Group	Information sharing and updates
27/10/2021	RSPB, Natural England, Swale Borough Council, Medway City Council, Kent Wildlife Trust, Gravesham Borough Council, KCC	Management of North Kent Marshes SAMMS Scheme	Update on the project
01/11/2021	CCC, ABC, EA	Nutrient Neutrality	Update on progress of evidence and strategies
02/11/2021	Kent Nature Partnership and other relevant stakeholders	Biodiversity Net Gain viability assessment - initial meeting	Up date on how the Biodiversity Net Gain viability assessment work would be undertaken
03/11/2021	Key Stakeholders and developers	Stakeholder event on Viability Assessment	Provide a draft viability study for attendees to review and provide comments on
05/11/2021	Kent and Medway LPAs	Kent Chief Planners: Town Centre Strategies	Information sharing and updates
09/11/2021	KCC/ CCC	Transportation Strategy	Information sharing on modelling and progress
10/11/2021	KCC	KCC School Commissioning Plan	Information sharing and updates
10/11/2021	KCC	Monthly Infrastructure Delivery Plan catch-up	Information sharing and modelling updates
10/11/2021	Statutory bodies, local authorities and key stakeholders	Transport for South East Freight Strategy Forum	Information sharing and project update
10/11/2021	Clinical Commissioning Group	Health infrastructure issues and implications for Local Plan	Information sharing and updates
11/11/2021	Wickhambreaux Parish	Discuss the new Local Plan with Wickhambreaux Parish	Provide clarification on certain pieces for published evidence and the process for undertaking the production of a new Local Plan
17/11/2021	Kent SME Developer Network	Kent wide development and planning matters	Information sharing and updates
19/11/2021	National Highways, KCC, CCC	Local Plan transport modelling and SRN	Agreed methodology for LP Transport modelling
23/11/2021	Homes England	Discuss possible support and funding from Homes England	No significant funds available at the moment

Date	Purpose	Attendees (s) / Group	Outcome
26/11/2021	Kent Planning Policy Forum	Kent wide Local Plan and policy matters	Information sharing and updates
01/12/2021	South East Water	Councillor briefing on the Broad Oak Reservoir proposals	Information sharing and Q&A
03/12/2021	Kent and Medway LPAs	Kent Chief Planners	Information sharing and updates including on Kent and Medway Energy and Low emissions strategy and Kent Design Guide
06/12/2021	CCC, ABC, EA	Nutrient Neutrality	Update on progress of evidence and strategies
07/12/2021	KCC/ CCC	Transportation Strategy	Information sharing on modelling and progress
08/12/2021	KCC	Monthly Infrastructure Delivery Plan catch-up	Information sharing and modelling updates
10/12/2021	KCC	Transport Strategy	Senior officer briefing
10/12/2021	Kent NN Working Group	Nutrient Neutrality	Information sharing and updates
04/01/2022	KCC/ CCC	Transportation Strategy	Information sharing on modelling and progress
06/01/2022	CCC/ DDC	A2 Capacity and constraints	Information sharing and discussion on SOCG
11/01/2022	Thanet District Council Natural England	Management of Thanet SAMMs Scheme	Project update.
11/01/2022	KCC/CCC	Local Transport Plan 5 early consultation	Information sharing
19/01/2022	KCC	Monthly Infrastructure Delivery Plan catch-up	Information sharing on latest infrastructure issues and implications for new Local Plan
20/01/2022	Kent Nature Partnership and other relevant stakeholders	Biodiversity Net Gain viability assessment Planners workshop	Discuss the information being used to produce the Viability assessment
25/01/2022	RSPB, Natural England, Swale Borough Council, Medway City Council, Kent Wildlife Trust, Gravesham Borough Council, KCC	Management of North Kent Marshes SAMMS Scheme	Project management and updates
25/01/2022	North Kent Environmental Planning Group	Discuss environmental issues concerning the North Kent Local Authorities	Information sharing and environmental related information updates, including biodiversity net gain.
26/01/2022	KCC/ CCC/ Jacobs	Transport modelling	Information sharing

Date	Purpose	Attendees (s) / Group	Outcome
28/01/2022	Kent Planning Policy Forum	Kent wide Local Plan and policy matters	Information sharing and updates
03/02/2022	KCC	Secondary school provision at the coast	Information sharing and updates
04/02/2022	Kent NN Working Group	Nutrient Neutrality	Information sharing and updates
07/02/2022	Kent County Council	Update on KCC Spatial Risk Assessment reports	Kent County Council provided an update on and brief introduction to the Spatial Risk Assessment document they created.
10/02/2022	KCC/ CCC/ Swale BC/ Dover DC	A2 Capacity and constraints	Information sharing
11/02/2022	Kent and Medway LPAs	Kent Chief Planners	Information sharing and updates including on Housing delivery test results and Levelling Up White Paper / Planning reforms
08/02/2022	Canterbury Society	CCC and Canterbury Society regarding the Local Plan	Discussion on the Society's representations on the Local Plan
10/02/2022	CCC, DDC, SBC, KCC	SoCG on A2 issues	Discussion on SOCG draft
11/02/2022	KCC	Kent Plan Tree	Information sharing
15/02/2022	KCC / DAONB/ABC/SBC	AONB Glover Report	Information sharing
15/02/2022	EA	Biodiversity discussions	Information sharing
17/02/2022	Clinical Commissioning Group	Health infrastructure issues and implications for Local Plan	Information sharing and updates
08/03/2022	DDC/CCC	Nutrient Neutrality	Information sharing and updates
09/03/2022	KCC	Monthly Infrastructure Delivery Plan catch-up	Information sharing on latest infrastructure issues and implications for new Local Plan
16/03/2022	CAST	CCC & CAST regarding the Local Plan	Discussion on sustainable transport
24/03/2022	Kent and Medway LPAs	Design South East Roundtable	Information sharing
25/03/2022	Kent and Medway LPAs	Kent Chief Planners	Information sharing and updates including on Thames Estuary / Homes England Infrastructure Study, Town Centre Strategies and Landscape review consultation.
25/03/2022	Kent Planning Policy Forum	Kent wide Local Plan and policy matters	Information sharing and updates

## 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
2021/22	859.2	0	1,512	470	7,237

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
2021/22	-5,609	0	-4,467	470	6,447

## 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
2021/22	Gains	6,277.9	85	2,754.8	905.3	165.8	859.2	25,114.8	1,119.6
	Net	4,933.9	-63.2	2,674	905.3	165.8	-5,608.9	23,978.8	803.6



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
2021/22	Gains	0	0	18	0	0	0	0	0
	Net	-337	-93.2	18	0	0	-1,458.1	-897	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
2020/21	Gains	62	0	0	61.4	0	0	0	0
	Net	62	0	-61.4	61.4	0	0	0	0
2021/22	Gains	0	0	6	128	0	0	29.8	0
	Net	-128	0	6	128	0	-140.5	29.8	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
2020/21	Gains	0	0	0	0	0	0	0	0
	Net	0	0	0	0	0	-45	0	0
2021/22	Gains	150	0	179.8	0	119	0	0	510
	Net	-378.5	0	164	0	119	0	0	510

## Appendix D: Sport Strategy Action Plans

A Sports forum was set up with local sports providers in the district to develop a strategy, share information and best practice. This forum will be used to monitor and drive the actions forward from the Playing Pitch Strategy and Indoor Built Sports Facilities Strategy

### Playing Pitch Strategy

The action plan set out in the 2020 Playing Pitch Strategy is monitored below.

In addition to these actions, there are granted planning applications for additional sports facilities:

- outline planning permission for playing fields associated with a primary school on the strategic site Land at Sturry;
- outline planning permission for outdoor sports playing pitches (for use by Briary School) on the strategic site Land at Greenhill, Herne Bay; and
- hybrid planning permission for Land at Hillborough, Sweechbridge Road which includes a Primary school and two playing pitches.

Site ID	Site	Sport	Recommended actions in PPS	2021/22 Update
Canterbury City Action Plan				
76	Appeti Tennis Centre	Tennis	Sustain court quality through current maintenance regime. Explore opportunities for sports lighting if demand is identified in the future.	Ongoing
4	Barton Court Grammar School	Football	Improve quality and explore opportunities to establish community use.	Long term action
		Rugby union	Retain for curricular use and improve quality as required.	Ongoing
		Tennis	Retain for curricular use.	Ongoing

Site ID	Site	Sport	Recommended actions in PPS	2021/22 Update
		Netball	Explore options to secure community use if site could be developed for use to accommodate a summer league.	
		Cricket	No identified demand to be brought back into use for cricket.	Noted.
-	Beverley Meadow	Rounders	Further consult with East Kent Rounders League to establish the need to mark out official pitches.	
8	Canterbury Academy Trust Campus (sports centre)	Football	Given identified overplay, there is a need to improve pitch quality. Work with the school to secure community use.	
		Rugby union	Retain for curricular use.	Ongoing
		Tennis	Retain for curricular use.	Ongoing
		Netball	Retain for curricular use.	Ongoing
		Athletics	Ensure the appropriate permit and licence is maintained to allow continued use of the track to host competitions.	Long term action
59	Canterbury Academy Trust Campus (Primary School)	Tennis	Improve quality in order to maximise pay and play opportunities.	Medium term action
77	Canterbury Bowling Club	Bowls	Sustain quality and address any issues as appropriate.	Granted planning permission for an extension to the club house (CA/21/01319 in July 2021)
-	Canterbury Golf Club	Golf	Protect and maintain provision.	Ongoing
11	Chaucer Technology School (Closed)	Football	Encourage provider to establish secured community use for local teams. Explore the opportunity to meet existing demands in the area for youth pitches to be marked.	Medium term action

Site ID	Site	Sport	Recommended actions in PPS	2021/22 Update
26	Kings School (Birley's Playing Fields)	Football	Sustain pitches quality through current maintenance regime. Work with the school to secure community use.	Long term action
		Cricket	Further explore opportunities to establish secure community use if demand is identified in the future.	Medium term action
		Rugby union	Sustain quality and retain for school use.	Ongoing
		Hockey	Retain to deliver and accommodate school hockey and utilise for adhoc/overspill community hockey as required.	Long term action
		Tennis	Sustain quality and further explore opportunities to establish secure community use if demand is identified in the future.	
		Athletics	Continue to support the Club delivering sessions.	Long term action
		Netball	Sustain quality and work with the school to secure community use.	
27	Kings School Recreation Centre (Blores)	Hockey	Retain to deliver and accommodate school hockey and utilise for adhoc/overspill community hockey as required. Consider whether sports lighting is required to improve community use	Long term action
		Tennis	Sustain quality and further explore opportunities to establish secure community use if local demand exists.	Long term action
		Netball	Sustain quality and work with the school to secure greater community use.	
81	Pilgrims' Way Primary School & Nursery	Football	Retain and improve for curricular use.	Long term action
39	Simon Langton Girls' Grammar School	Football	Sustain quality and work with the school to secure community use. Explore options for improvements to the changing rooms.	Ongoing

Site ID	Site	Sport	Recommended actions in PPS	2021/22 Update
		Tennis	Retain for curricular use and improve quality as required.	Ongoing
42	St Anselms RC School	Football	Retain for curricular use and improve quality as required.	Ongoing
		Rugby union	Improve quality as required. No demand for community use.	Ongoing
		Tennis	Retain for curricular use and improve quality Completed as required.	Ongoing
46	St Lawrence Ground	Cricket	No action. As a professional ground it is excluded from the supply and demand analysis presented in this section of the report.	Noted.
		Football (3G)	Sustain pitch quality by upholding the current maintenance regime. Ensure sinking fund is in-place for refurbishment when required.	Long term action
55	Thanington Recreation Ground	Football	Improve quality to accommodate additional demand.	
57	The Archbishop's School	Football	Improve pitch quality to create future spare capacity and work with the school to secure community use.	
		Tennis	Retain for curricular use	Ongoing
62	The Orchard School	Football	Retain for curricular use	Ongoing
67	Victoria Recreation Ground	Football	Improve pitch quality and maximise use. Explore recommendation of pitch rotation to prevent further damage to goalmouths.	Medium term action
		Tennis	Improve court quality and consider resurfacing to encourage greater recreational usage.	Medium term action
		Beach court	Sustain court to meet demand.	Ongoing
		Cricket	Explore the feasibility of future utilisation to alleviate overplay.	Medium term action

Site ID	Site	Sport	Recommended actions in PPS	2021/22 Update
82	St John's CofE Primary School Canterbury	Hockey	Retain for curricular use.	Ongoing
85	St Stephen's Junior School	Football	Retain and improve for curricular use as required.	Ongoing
88	St Nicholas School	Hockey	Retain for curricular use.	Ongoing
-	Thanington Park Development (Pentland Homes)	Cricket	Support the Club in its move to a new ground and ensure long term security of tenure is achieved. Reassess capacity at St Lawrence & Highland Court CC once move is complete.	Site under construction
<b>Herne Bay action plan</b>				
7	Burton Downs Recreation Ground	Cricket	Further explore opportunities and feasibility to re-establish community use if demand is identified in the future.	Currently being considered for designation as Village Green.
14	Detached Playing Field (Briary Primary School)	Football	Resolved to grant strategic allocation (CA//17/02907) and includes replacement of three junior football pitches and a smaller hard surfaced multi-sports pitch on adjacent land.	Medium term action
15	Hampton School	Football	Retain for curricular use and explore opportunities to establish community use. Some local demand for access to mini pitches identified.	Long term action
16	Herne Bay High School	Football	Given identified overplay, there is a need to improve pitch quality and transfer some demand to the schools 3G pitch provision. Work with the school to secure community use.	Ongoing
		Cricket	Retain for curricular use and improve quality as required.	Ongoing
		Rugby union	Retain for curricular use and improve quality as required.	Ongoing



Site ID	Site	Sport	Recommended actions in PPS	2021/22 Update
		Hockey	If an opportunity arises to explore resurfacing of Herne Bay High School, there remains a continued need to ensure that the school has access to hockey provision for curricular and extra-curricular use. Any discussion/feasibility work should be carried out in partnership with England Hockey and all relevant partners.	Medium term action
		Football (3G) Tennis Netball	Sustain pitch quality by upholding the current maintenance regime. Ensure sinking fund is in-place for refurbishment when required.	Long term action
17	Herne Bay Hockey & Lawn Tennis Club	Tennis Hockey	Although tennis courts remain at the site, the tennis club will also use new tennis courts and the clubhouse at the Sports Hub. It is therefore not yet known what the impact of this will be on the Herne Bay Hockey and Lawn Tennis Club site. Although the AGP is not required to meet existing community hockey demand in the area, there remains a need to ensure that school hockey participation continues to service both curricular and extra-curricular activities.	
18	Herne Bay Junior School	Football	Retain for curricular use.	Ongoing
19	Herne Bay Sports Hub	Hockey	Sustain pitch quality by upholding the current maintenance regime. Ensure sinking fund is in-place for refurbishment when required.	Long term action
		Football (3G)	Sustain pitch quality by upholding the current maintenance regime. Ensure sinking fund is in-place for refurbishment when required.	Long term action
		Tennis	Sustain courts quality through current maintenance regime.	Ongoing

Site ID	Site	Sport	Recommended actions in PPS	2021/22 Update
		Cricket Football	The cricket club requires ancillary provision including ground equipment storage, WC and kitchen facilities to be completed in order to run activity and maintain the pitch as agreed. The ball strike assessment needs to be updated to assess risk to the road and 3G football pitches as well as proposed housing.	Medium term action
20	Herne CE Junior School	Football	Work with the school to secure community use.	Future Action
36	Reculver C of E Primary School	Football	Retain and improve for curricular use as required.	Ongoing
		Netball	Retain and improve for curricular use as required.	Ongoing
56	The Altira Park Stadium	Football	Sustain pitch quality by upholding the current maintenance regime.	Ongoing
60	The Cherry Orchard Playing Field	Football	Improve pitch quality to address overplay and meet future demand.	Ongoing
		Cricket	Remedial work is required to the square due to these issues.	Ongoing
29	War Memorial Park, Herne Bay	Football	Sustain pitches quality through current maintenance regime.	Ongoing
		Tennis	Improve court quality across the site to encourage/promote recreational usage.	Ongoing
		Bowls	Sustain quality and address any issues as appropriate.	Ongoing
<b>North Rural Action Plan</b>				
6	Blean Primary School	Football	Given identified overplay, there is a need to improve pitches quality to meet future demand. Work with the school to secure community use.	
21	Hersden Recreation Ground	Football	Improve pitch quality and maximise use and rebuild pavilion.	Ongoing
		Bowls	Sustain quality and maximise use.	Long term action

Site ID	Site	Sport	Recommended actions in PPS	2021/22 Update
24	Junior King's School	Football	Work with the school to secure community use.	
		Cricket	Retain for curricular use. Explore opportunities to establish secured community use if demand exists.	Long term action
		Hockey	Retain for curricular use.	Ongoing
		Tennis	Retain for curricular use. Explore opportunities to establish secured community use if demand exists.	Long term action
25	Kent College (Canterbury) (Whitstable Road Site)	Cricket	Retain for college use. Explore opportunities to establish secured community use if demand exists.	Long term action
		Hockey	Protect as a hockey surface and address drainage/quality issues identified. Ensure sinking fund is in-place for refurbishment when required.	Medium term action
		Tennis	Retain for college use.	Planning application for 3 tennis and 2 netball courts (CA/22/00900)
		Rugby union	Retain for college use.	Ongoing
31	Moat Lane Playing Fields	Football	Improve pitches quality through maintenance and drainage improvements.	Medium term action
		Cricket	Improve quality and secure community use.	
		Rugby union	Retain for school use and improve pitch quality in particular drainage issues as required.	Long term action
35	Radfall Recreation Ground	Football	Sustain quality by upholding the current maintenance regime. Work to secure tenure of the site through a long term lease arrangement.	

Site ID	Site	Sport	Recommended actions in PPS	2021/22 Update
		Cricket	Given identified overplay, there is a need to improve pitch quality to meet future demand. Also, option to explore installation of a non-turf pitch and mobile cage. However, there is a need to secure the lease of the site with the Council as per above and linked to the football club.	
37	Rough Common Playing Field	Cricket	Explore feasibility of installing an NTP to increase capacity for adult training, junior match play and links with Canterbury Academy. Sustain quality by upholding the current maintenance regime. Support club on renegotiating lease.	
38	Seaview Caravan Park	Football	Protect playing field as no surplus in the area is identified. Review future use of the site given that Tankerton FC will be moving off the site in the future and explore opportunities to meet identified shortfalls in the Area.	Medium term action
-	Tankerton FC	Football	Support the Club in development of the site and ensure pitches/facilities are provided in line with FA specifications.	Ongoing
41	Spires Academy	Football	Given identified overplay, there is a need to improve pitch quality. Work with the school to secure community use.	Medium term action
		Rugby union	Retain for school use and improve pitch quality as required.	Ongoing
		Tennis	Retain for school use and improve pitch quality as required.	Ongoing
44	St Edmunds School	Football	Given identified overplay, there is a need to improve pitches quality.	Medium term action
		Cricket	Sustain quality by upholding the current maintenance regime. Consider aspiration for an additional cricket square to help meet future demand.	Long term action

Site ID	Site	Sport	Recommended actions in PPS	2021/22 Update
		Hockey	Protect as a hockey surface and ensure a sinking fund is in-place for refurbishment when required. Possible issue with sports lighting which need to be resolved.	Medium term action
		Tennis	Sustain courts quality through current maintenance regime.	Ongoing
		Netball	Sustain courts quality through current maintenance regime.	Ongoing
48	Stodmarsh Playing Fields	Football	Work to improve pitch quality in order to maximise use to address shortfalls identified.	
		Rugby union	Improve pitches quality through maintenance and drainage improvements. Consider the feasibility of installing floodlights to enable greater use.	
50	Sturry C of E Primary School	Football	Improve pitch quality and work with the school to secure community use.	Long term action
51	Sturry FC	Football	Work to improve pitch quality in order to maximise use to address shortfalls identified.	Long term action
53	Swalecliffe Recreation Ground	Football	Sustain pitch quality through current maintenance regime. Consider re-configuring pitch layout to address current shortfalls in youth pitches.	Medium term action
65	Tyler Hill Memorial Hall	Football	Sustain pitch quality through current maintenance regime.	Ongoing
		Cricket	Sustain quality by upholding the current maintenance regime.	Ongoing
66	University of Kent	Football	Sustain pitch quality through current maintenance regime. Ensure configuration is correct to appropriate service demand. Work to secure community use.	Long term action
		Rugby union	Sustain pitch quality through current maintenance regime.	Ongoing

Site ID	Site	Sport	Recommended actions in PPS	2021/22 Update
		Hockey	Protect as a hockey surface and address drainage/quality issues identified. Ensure a sinking fund is in-place for refurbishment when required. Work to secure community use.	Medium term action
		Football (3G)	Sustain quality on both pitches by upholding the current maintenance regime. Ensure sinking fund is in place for refurbishment when required. Given the certification for the World Rugby complaint 3G has expired this should be re-tested and re-certified before any contact and/or lineout sessions take place. Work to secure community use.	
22	West Meadows Primary School	Football	Retain and improve for curricular use as required.	Ongoing
<b>South Rural Action Plan</b>				
1	Barham C of E Primary School	Football	Retain and improve for curricular use as required.	Ongoing
3	Barham Youth FC (The Bear Trap)	Football	Retain existing usage to help sustain pitch quality through current maintenance regime.	Granted planning permission for a community sports pavilion (CA/20/00316 in April 2020)
5	Bekesbourne Recreation Ground	Football	Retain existing usage to help sustain pitch quality through current maintenance regime.	Ongoing
9	Canterbury RFC	Rugby union	Consider continuing to explore opportunities and feasibility to relocate to a new site. Although current demand is being accommodated, no further increase in use is recommended at the current site.	Work ongoing through the Local Plan

Site ID	Site	Sport	Recommended actions in PPS	2021/22 Update
10	Chartham Sports Club	Football	Sustain pitch quality through current maintenance regime.	Ongoing
		Cricket	No identified demand to reinstate cricket pitch.	Noted.
72	Charlton Park	Cricket	Improve square quality to help alleviate overplay.	Medium term action
73	Barham Bowling Club	Bowls	Improve maintenance and drainage to be able to accommodate more additional demand.	Granted planning permission for an extension to the community building (CA/21/02009 in October 2021)
74	Barham Tennis Club	Tennis	Sustain courts quality by upholding the current maintenance regime.	Ongoing
75	Broome Park Golf Club	Tennis	Consider the feasibility of resurfacing the court to encourage recreational usage.	Medium term action
		Golf	Sustain quality by upholding the current maintenance regime.	Ongoing
71	Kenfield Cricket Ground	Cricket	Improve square quality to help alleviate overplay.	Medium term action
28	Littlebourne Recreation Ground	Football	Sustain pitch quality through current maintenance regime.	Ongoing
		Cricket	Improve square quality through an enhanced maintenance regime to alleviate overplay.	Medium term action
30	Memorial Playing Field	Football	Sustain pitch quality through current maintenance regime.	Ongoing
32	Patricxbourne Rd Recreation Ground	Football	Sustain pitch quality through current maintenance regime.	Ongoing
		Tennis	Sustain courts quality through current maintenance regime.	Ongoing
		Cricket	No identified demand to reinstate cricket pitch.	Noted.
33	Petham Primary School	Football	Retain and improve for curricular use as required.	Ongoing
34	Polo Farm Sports Club	Cricket	Sustain quality by upholding the current maintenance regime.	Ongoing

Site ID	Site	Sport	Recommended actions in PPS	2021/22 Update
		Hockey	Protect and sustain quality on all pitches by upholding the current maintenance regime. Ensure a sinking fund is in place for refurbishment when required.	Long term action
		Tennis	Sustain courts quality through current maintenance regime.	Ongoing
40	Simon Langton Grammar School for Boys	Football	Given identified overplay, there is a need to improve pitches quality and secure community use.	Medium term action
		Cricket	Retain and improve for curricular use as required.	Ongoing
		Football (3G)	Sustain quality on both pitches by upholding the current maintenance regime. Ensure a sinking fund is in place for refurbishment when required.	Long term action
43	St Augustines Football and Recreation Ground	Football	Sustain quality on pitches by upholding the current maintenance regime.	Ongoing
45	St Lawrence and Highland Court Cricket Club	Cricket	Sustain quality by upholding the current maintenance regime.	Ongoing
49	Street End Cricket Club	Cricket	Improve square quality through an enhanced maintenance regime to alleviate overplay.	Planning application for replacement nets (CA/22/01631)
61	The Kent College Junior School	Football	Sustain quality by upholding the current maintenance regime.	Ongoing
		Cricket	Sustain NTP quality for curricular use.	Ongoing
		Tennis	Sustain quality by upholding the current maintenance regime for curricular use.	Ongoing



Site ID	Site	Sport	Recommended actions in PPS	2021/22 Update
63	The Street Recreation Ground	Tennis	Consider the feasibility of resurfacing the court to encourage recreational usage. Explore opportunities for potential sports lighting to also encourage more recreational usage.	Medium term action
<b>Whitstable Action Plan</b>				
13	Chestfield Cricket Club	Cricket	Sustain pitch quality by upholding the current maintenance regime. Support the Club in working towards pavilion improvements.	Granted planning permission for an extension to the clubhouse (CA/21/01086 in August 2021)
-	Chestfield Golf Club	Golf	Protect and maintain provision.	Ongoing
-	Church Street Playing Field	Football	Explore further opportunities to bring the site back into use and to established secured use for local teams. There is some local demand for youth pitches identified.	
89	Homing Park	Tennis	Explore opportunities to establish community use to operate as a satellite for a local club or for pay and play opportunities.	Long term action
23	Joy Lane Junior School	Football	Retain and improve for curricular use as required.	Ongoing
-	Mariners View	Football	Explore opportunities to secure access to appropriate ancillary facilities such as toilets at least in order to allow future use.	Long term action
79	St Anne's Tennis Courts	Tennis	Improve court quality by upholding the current maintenance regime. Explore the feasibility of sports lighting to accommodate additional demand.	Medium term action
83	St Mary's Catholic Primary School	Hockey	Sustain quality pitch by upholding the current maintenance regime. Ensure sinking fund is in place for refurbishment when required.	Long term action

Site ID	Site	Sport	Recommended actions in PPS	2021/22 Update
52	Swalecliffe Community Primary School	Football	Sustain quality pitches by upholding the current maintenance regime. Secure community use.	
58	The Belmont Ground	Cricket	Improve square quality through an enhanced maintenance regime to alleviate overplay.	
64	The Whitstable School	Football	Given identified overplay, there is a need to improve pitches quality. Work with the school to secure community use.	Medium term action
		Football (3G)	Explore opportunities to resurface the pitch to be able to continue accommodating the current usage.	
		Tennis	Retain for school use and improve as required.	Ongoing
-	Waldens' Pitches, Seasalter (Faversham Road)	Football	Explore further opportunities to bring the site back into use and to establish secured use for local teams. There is some local demand for youth pitches identified.	
78	West Beach Tennis Courts	Tennis	Sustain court quality by upholding current maintenance regime.	Ongoing
68	Westmeads Recreation Ground	Football	No specific local demand identified to bring back into use given the costs that would be associated with this. Retain as strategic reserve.	Noted.
80	Whitstable Bowling Club	Bowls	Sustain quality and address any issues as appropriate.	Ongoing
87	Whitstable Junior School	Hockey	Sustain quality pitch by upholding the current maintenance regime. Ensure a sinking fund is in place for refurbishment when required.	Long term action
69	Whitstable Rugby Club	Rugby union	Given the high level of demand on the site and identified overplay, there is a need to improve pitch quality and the maintenance regime. Consider options and feasibility for a suitable alternative training venue to capacitate all midweek training demand.	

Site ID	Site	Sport	Recommended actions in PPS	2021/22 Update
70	Whitstable Town FC	Football	Sustain quality pitches by upholding current maintenance regime. Explore the feasibility of replacement/rebuild of the ancillary provision on site to encourage additional usage and meet league requirements.	Granted planning permission to convert existing neutral grass pitch to all weather playing surface (CA/21/02445 in January 2022)
-	Whitstable & Seasalter Golf Club	Golf	Protect and maintain provision.	Completion of the replacement club house.

## Indoor Built Facilities Strategy

The action plan set out in the 2020 Indoor Built Facilities Strategy is monitored below.

In addition to these actions, there are granted planning applications for additional sport facility:

- gym at Herne Bay West Industrial Park. This was completed in 2021/22.

Site ID	Site	Recommended actions in IBFS	2021/22 Update
38	Herons Leisure Centre	The facility will require investment over the lifetime of the Local Plan including a fully costed repair and maintenance plan to ensure that it remains fit for purpose. Ensure that access is available to all Canterbury residents especially those in areas of higher deprivation.	Completed recent refurbishment
25	Christ Church Sport Centre	Christ Church University to apply to amend the existing planning condition regarding community use of facilities.	Planning application to vary the S106 to allow community use of the facilities (CA/22/00915)
42	Junior King's School	Consider supporting the pool development (to address current undersupply of water). Ensure that should planning permission be granted: - Community use agreements are committed to as part of the planning process.	Planning application not yet submitted

Site ID	Site	Recommended actions in IBFS	2021/22 Update
		- Complementary swimming programmes are offered.	
46	Kingsmead Leisure Centre	- Deliver the planned investment. - Continue to drive up participation. - Ensure that facilities are accessible to people living in areas of higher deprivation.	Granted planning permission for an extension to facilitate the upgrade and refurbishment of the leisure centre (CA/20/00610 in December 2020)
69	St Edmunds School	Consider the options for providing access to ancillary provision and increase community use of the facilities	No update
6	Bay Sports Arena	Continue to: - Maintain good relationships with the school - Invest in facilities to improve and maintain the quality.	Long term action
53	Oyster Indoor Bowling Club	Continue to invest in the facility to ensure that it remains fit for purpose. Should the opportunity arise, assist the Club to assess the viability of relocation.	Ongoing
G1	Canterbury Gymnastics Club	Assist it to secure a long-term lease to enable it to invest and increase capacity or; Relocate to another suitable facility where a long-term lease and larger facility can meet its needs.	No update
G2	Aire Trampoline Club	Secure long-term lease to enable the Club to invest and increase capacity or Relocate to a (preferably larger) facility with a long-term lease to meet the needs of the Club.	Moved from Cotton Road to St Anselm's Catholic School
G3	Canterbury Rhythmic Gymnastics Club	Continue to work with partners to explore the feasibility of a new facility at St. Anselms RC School.	Completed - moved to St Anselm's Catholic School
37	Herne Bay Table Tennis Club	Explore options to re-locate the Club to a facility which is fit for purpose and meets its needs.	No update

Site ID	Site	Recommended actions in IBFS	2021/22 Update
		or Invest and improve the quality of the existing facility to make it fit for purpose.	
16	Canterbury College	Continue to: - Maintain good relationships with the college - Invest in the facilities to maintain quality.	Medium term action
65	Simon Langton Grammar School (Boys)	- Increase sports hall availability to the community, ensuring that costs are covered. - A funding strategy is required if the School takes the decision to replace the pool.	Medium term action
98	Whitstable Swimming Pool	- Continue to invest to maintain and improve the quality of the facility. - Deliver the planned investment into the changing provision and studios. - Ensure that access is available to all Canterbury residents especially those in areas of higher deprivation.	Granted planning permission for an extension to provide a fitness studio (CA/19/10314 in May 2020)
91	University of Kent	- Continue to invest to maintain the good quality of the existing sports facilities. - Deliver the planned investment in the new Arena. - Address the issue with the sub-structure of the 4-court sports hall.	New indoor arena is complete. It contains 4 new acrylic tennis courts which are also marked for netball.
15	Canterbury Academy Campus	There is ongoing investment, in facilities so there is a need to continue to: - Invest in facilities to improve and maintain the quality. - Maintain good relationships with the School. - Drive up participation. - Explore the opportunity to enhance the facility mix in the longer term.	Medium term action

Site ID	Site	Recommended actions in IBFS	2021/22 Update
97	Whitstable Sports Centre	Continue to: - Maintain good relationships with the School. - Invest in the sports facilities to drive up quality. - Consider altering programming to help drive increases in participation. - Ensure that access is available to all Canterbury residents especially those in areas of higher deprivation.	Ongoing through Active Life
43	Kent College	Explore the potential to increase the number of hours available to the community.	Medium term action
52	Northgate Ward Community Centre	Continue to maintain and improve quality. Consider the types of activity which can be offered at the venue.	Ongoing
56	Polo Farm Sports Club	Continue to invest in the facilities to maintain quality.	Medium term action
66	Spires Academy	Continue to invest in facilities to maintain the good quality. Explore the opportunity to develop community availability especially with regard to handball	Medium term action
71	St Lawrence Ground	Requires investment to restore quality of flooring, lighting and ventilation as well as to modernise the facilities.	Medium term action
19	Canterbury Rackets Club	Continue to: - Invest in the venue to maintain its quality. - Maintain good relationships with the school to ensure long term security of tenure.	Long term action
101	The Malthouse	Continue to maintain the quality of the sports hall. Work with the School to try to identify times that could be used by the wider community.	Long term action
28	Energie Fitness	Continue to invest in the facilities and maintain its quality.	Long term action

Site ID	Site	Recommended actions in IBFS	2021/22 Update
29	Flex Appeal	Continue to invest in the facilities and improve its quality.	Long term action
27	DW Sports Fitness	Continue to invest in the sports facilities to maintain the quality.	Long term action
45	Kings School Recreation Centre	Continue to invest in the facilities to improve and maintain the quality.	No update
47	Ladies of Leisure	Continue to invest in the facilities and improve its quality.	Long term action
58	Pure Gym	Continue to invest in the facilities to maintain quality.	Long term action
92	Urban Fitness	Continue to invest in the facilities and improve its quality	Long term action
11	Broome Park Golf Club	Continue to invest in the facilities and maintain its quality.	Long term action
100	Whitstable Waterfront Club	Invest in the facilities to improve its quality	Long term action
102	Chestfield Warriors	Explore options to re-locate the Club to a facility which is fit for purpose and meets its needs. or Invest and improve the quality of the existing facility to make it fit for purpose.	Medium term action
	Village halls	There is a requirement to identify the need for any additional village hall/community provision in the District due to their current popularity Support village hall and parish council committees to continue to offer, coordinate and publicise community spaces which contribute positively to the physical activity and health and wellbeing agenda. Consider the impact of the house building programme on current facilities and whether demand will start to outstrip supply in specific areas.	<ul style="list-style-type: none"> <li>• Blean Village Hall - planning permission granted for an extension(CA/20/00460 in May 2020)</li> <li>• Hoath Village Hall - completion of extension</li> </ul>

## Appendix E: 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 E.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	CCC	Thanet District Council	W2, HB2	Nov 2018 - Feb 2019	Completed in 2019



Bird and Visitor Survey Carried Out					
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 the northern footway. Project is partially completed.
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	Possible works were assessed and the findings will inform the ongoing review of the Riverside Strategy.
Dane John Gardens Play area replacement	CCC	Historic England/ Friends of Dane John Gardens	CC9, CC12	By the end of 2019	Timescales have been postponed to the end of 2022 due to the requirements to follow Historic England guidance with respect to the Scheduled Monument Status of the park. Wider Dane John Garden improvements have been embedded in the Canterbury Levelling Up Fund bid.
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	CCC / RSPB	Swale Borough Council	W1	By end 2020	Completed in March 2022

Wetlands RSPB nature reservation					
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. The site continues to receive Green Flag accreditation.
					The glamping planning application is expected in 2023.
Smoke free play areas project	CCC		CC9, CC12, W11, W13, HB11	By the end of 2020	To be progressed when funding is 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	Completed in March 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 on track to be completed by the end 2022
Pigeon Lane to Herne Bay rail station	CCC		HB7, HB13	By March 2021	To be progressed but currently experiencing unforeseen delays.
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 as part of Strategic Development Site 1		Mountfield park developers	CC6, CC7, CC12, CC17	By March 2023	Strategic Site: South Canterbury is pending planning decision
Cycle links Thanington to city centre as park 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	CCC	Crab and Winkle Line trust	W7, W10, W12, W13, W17	By March 2023	To be progressed

extension of path to Railway Avenue					
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 F: Housing Land Supply Statement

# Housing Land Supply Statement 2021/22



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# 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 2021 to 31 March 2022.
- 1.4. The five-year housing land supply position will therefore cover the period 1 April 2022 to 31 March 2027.
- 1.5. **The council is able to demonstrate a housing land supply of 5.65 years and a housing delivery test result of 75.5%.**

## 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 20% which is based on the NPPF (Paragraph 73). The council’s 2021/22 Housing Delivery Test (HDT) result is 75.5%.

## 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%<sup>16</sup>. 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.

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<sup>16</sup> *Canterbury District Local Plan Review Public Examination. Topic Paper 2: Housing (2014)*. Available from: <https://www2.canterbury.gov.uk/media/1020263/12777-Canterbury-District-Housing-Needs-Review-Interim-Report-13-04-15-1.pdf>

- 2.19. 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. While the draft Local Plan supporting evidence proposes a higher windfall allowance, for this calculation the 2017 Local Plan windfall allowance of 138 dwellings per annum will continue to be used.
- 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 ratio<sup>17</sup>.
- 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 minor discrepancies between the level of completions recorded for each monitoring year under the HDT results and the published land supply.

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<sup>17</sup> In accordance with the revised NPPF and national guidance.

## Phasing

- 2.29. The council's Phasing Methodology document<sup>18</sup> sets out the assumptions for the phasing of housing sites and will be used when direct information from a house builder/developer either cannot be obtained or requires 'sense checking'.
- 2.30. The council considers the assumptions in the Phasing Methodology remain generally appropriate. The council will review these assumptions alongside the production of the new Local Plan.

## 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 and Housing Delivery Test Action Plans. They have been regularly consulted to provide up to date feedback on current development and market industries.
- 2.33. In April and May 2022 surveys were circulated to the Housing Delivery Group, for the Housing Delivery Test Action Plan. Further information is available within the 2020/21 Housing Delivery Test Action Plan<sup>19</sup>.
- 2.34. Further surveys were circulated in June and July 2022 to strategic, allocated and large sites to gather site-specific information on the construction status, phasing and identification of factors impacting development.
- 2.35. Statements of Common Ground were then produced across October - December 2022 with the strategic sites representatives.

## Monitoring process

- 2.36. The council continues to review and improve its monitoring processes, including in response to changes in national guidance<sup>20</sup> and proactive engagement with the development industry.

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<sup>18</sup> *Phasing Methodology* includes details around the process of producing the document and engagement with the development industry. It is available on the councils website, or from:

<https://drive.google.com/drive/folders/1IGeX9bc1xIbk5ksy0bxuUhrUqA4eZEYK?usp=sharing>

<sup>19</sup> Available from: <https://drive.google.com/drive/folders/1IGeX9bc1xIbk5ksy0bxuUhrUqA4eZEYK?usp=sharing>

<sup>20</sup> For example the council recently reviewed it's process of assessing the deliverability of sites within the housing land supply inline with the changes to the definitions of 'deliverable' and 'developable' contained within the revised NPPF

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:

- *New planning permissions* - updating extant planning permission records as new applications are permitted
- *Completions* - using Council Tax, Building Control or Street Name and Numbering records data around completions is updated
- *Site surveys* - council officers visit sites subject to planning applications, both extant permissions and allocations, that are not complete
- *Developer engagement* - the pro-forma is circulated to developers, house builders, agents or applicants for certain extant planning permissions and all allocated sites
- *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
- *'Sense checking'* - information provided via the pro-forma is 'sense checked' against known delays, information provided by the relevant officers and the Phasing Methodology
- *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.

### 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 2021/22, 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	2019/20	2020/21	2021/22	Total
Housing requirement	824 <sup>21</sup>	599 <sup>22</sup>	900	2,323
Total completions	602	463	688	2,323

- 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%
2020/21	65%
2021/22	75%

- 3.5. By achieving 75.5%, the council is not subject to the application of the presumption of sustainable development and the appropriate buffer is 20%. The council produced a Housing Delivery Test Action Plan for last year<sup>23</sup>, and intends to review and update this for 2022.

<sup>21</sup> 2019/20 housing requirement figures have been decreased by 31 days (a month), by government to account for the country going into National Lockdown during March 2020. Further information is available from: <https://www.gov.uk/government/publications/housing-delivery-test-2020-measurement>

<sup>22</sup> 2020/21 housing requirement figures have been decreased by 122 days (4 months), by government to account for the COVID-19 pandemic. Further information is available from: <https://www.gov.uk/government/publications/housing-delivery-test-2021-measurement>

<sup>23</sup> Canterbury District 2020/21 Housing Delivery Test Action Plan is available on the councils website or from: <https://drive.google.com/drive/folders/1IGeX9bc1xlbk5ksy0bxuUhrUqA4eZEYK?usp=sharing>

## 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 **5.65 years** which equates to a surplus of **785 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.

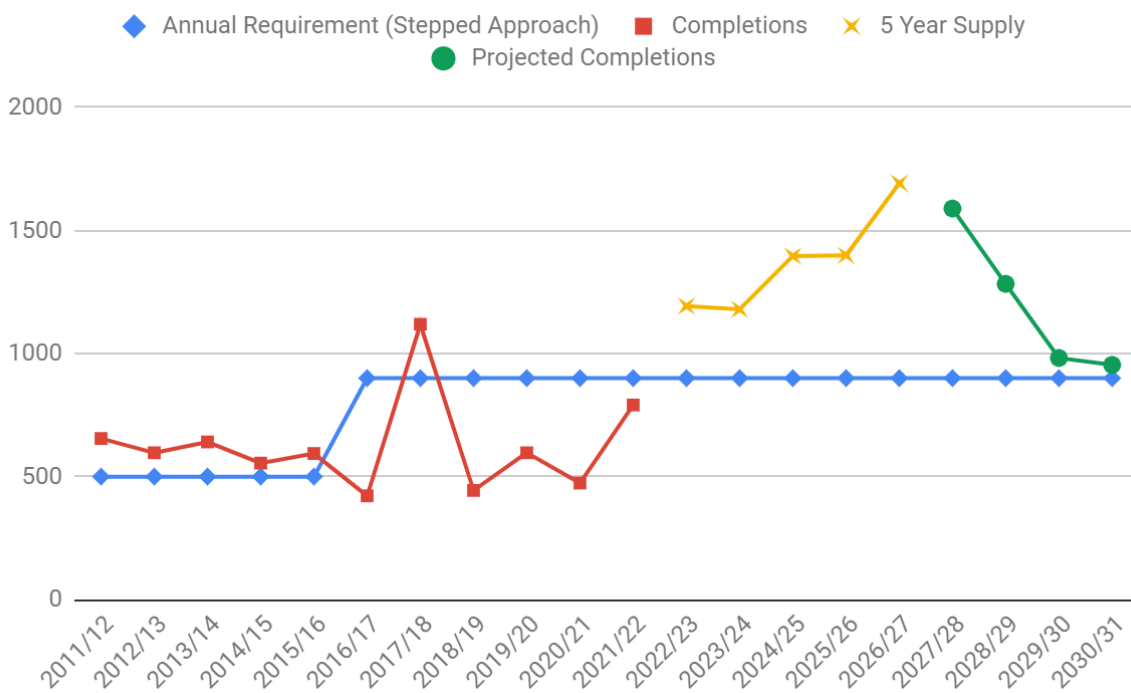
*Table 4.1: 5-year Housing Land Supply Calculation*

Local Plan 2017 requirement 2011-31	16,000
Total completions from 01/04/11 to 31/03/21	6,098
Completions from 01/04/21 to 31/03/22	553
Student comps from 01/04/21 to 31/03/22	248
Care comp from 01/04/21 to 31/03/22	-10
<b>Residual requirement</b>	<b>9,112</b>
Number of units required 2022-2031 (remaining 9 years) pa	1,012
5 year residual requirement (5x PA requirement)	5,062
20% buffer (equals 5 year residual x 20%)	1,012
<b>Residual requirement + 5% buffer</b>	<b>6,074</b>
Annual requirement including any shortfall + 5% buffer	1,215
<b>Components of 5-year supply from 01/04/22 to 31/03/27</b>	
Strategic and other new allocations	4,559
Planning permissions	1,013
Windfall allowance	176
Students	665
Care homes	446
<b>Total 5 year supply</b>	<b>6,859</b>
<b>District-wide 5 year supply</b>	<b>5.65</b>
<b>Surplus</b>	<b>785</b>



- 4.3. Figure 4.1 shows the housing land supply trajectory. The trajectory shows:
- stepped requirement of the CDLP in blue
  - completions for each monitoring year since the base date of the Local Plan (2011/12 - 2021/22) in red<sup>24</sup>
  - 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



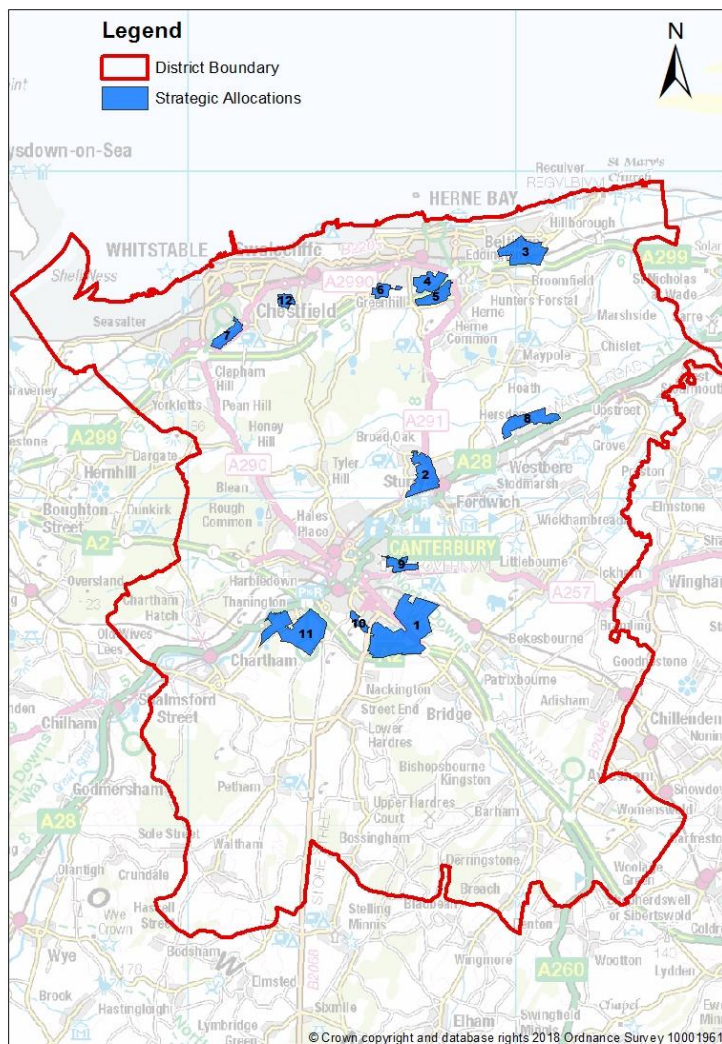
<sup>24</sup> Further breakdown of completion data is available in Appendix B.

## 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 9 of the sites and are available in *Appendix G: Statements of Common Ground*. These sites are:
- Site 2: Broad Oak
  - Site 3: Land at Hillborough (Parcel A)
  - Site 3: Land at Hillborough (Parcel B)
  - Site 5: Land at Strode Farm
  - Site 7: Land North of Thanet Way
  - Site 9: Land at Howe Barracks
  - Site 11 Parcel A: Land at Cockerling Farm, Thanington
  - Site 11 Parcel B: Land at Cockerling Farm, Thanington
  - Site 12: Grasmere Gardens (Land South of the Ridgeway)
- 5.5. The remainder of this chapter provides site commentary for the other strategic sites.
- 

## Site 1: South Canterbury

### 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 was subject to a legal challenge and resulted in quashed planning permission.

The application was referred back for determination to the council and new information was submitted in December 2021. The planning application was referred to the Planning Committee on 2nd December 2021, where Planning Committee resolved to grant planning permission subject to safeguarding conditions and completion of legal agreement.

### Deliverability checklist

The table below sets out what steps the 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

During consideration of the hybrid application, water quality concerns were raised by Natural England in relation to the Stodmarsh European Protected site. A 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 was subject to a legal challenge. The applicant submitted additional information and the decision was returned to the council. On 1 December 2022 the Planning Committee resolved to grant permission subject to the completion of a S106. The granted decision notice is anticipated by the end of 2022.

At the time of writing the Statement of Common Ground is still awaiting sign off, however the phasing for the site has been updated to reflect the officer report for CA//16/00600 and inline with previous year discussions.

The developer has previously confirmed that Reserved Matters applications will be submitted in succession over 10+ years for housing parcels, infrastructure, landscape and community buildings. The developer has previously identified their intentions 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 previously 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.

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## Site 2: Land at Sturry

### Summary

The allocation has been split into two parcels:

- The Northern Section (Land at Broad Oak) - Please see signed SoCG in [Appendix G](#).
- 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.

### 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		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 planning application was granted planning permission in March 2021 and there is a Planning Performance Agreement (PPA) in place.

As part of the planning permission a 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. Due to changes in the national guidance since the adoption of the initial Appropriate Assessment, it is likely that this will need to be revised. As the site has previously been able to demonstrate nutrient neutrality, as have other large sites in the district, it is anticipated that this should not unduly delay issuing a planning decision.

The developer has been 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. Work is anticipated to start in autumn 2023, so no conflict with the 5 year land supply phasing is anticipated. However, the progress of the highways infrastructure will be monitored and phasing will be adjusted in the future if necessary.

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## **Site 4: Land at 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

were submitted: Phase 1B for 156 dwellings was approved in December 2017; Phase 4 for 102 dwellings was approved in November 2018; Phase 5 for 109 dwellings was approved in August 2019; and 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	384 out of 568	Phase 1a and 1b are complete
Care home completion	March 2018	

#### Amount of affordable units for each Phase

Phase	Affordable units	Total dwellings on site	Percentage affordable
1a	33	109	30%
1b	47	156	30%
4	23	102	22.5%
5	39	109	36% <sup>25</sup>
6	28	92	30.4%
Total	170	568	30%

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

<sup>25</sup> This level of provision offsets the agreed underprovision in Phase 4 to help ensure a 30% provision of affordable housing throughout the Golf Course site.



## 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 applications<sup>26</sup> 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, 2019/20 and 2020/21 AMR recorded 73, 104 and 73 completions respectively. This year 42 completions were recorded.

At the time of the council's monitoring site visits the site had delivered 384 of 568 completions, delivery and build-out rates were above those expected. This can be accounted for by a number of factors: a) a dedicated case officer and focused S106 process, b) a succession of reserved matters, c) the housebuilder (Redrow) providing two different products simultaneously which had the effect of two outlets operating on site. Previous discussions with the developer confirmed this practice would continue and that high build out rates will continue; this is reflected in the phasing.

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.

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## **Site 6: Land at Greenhill, Herne Bay**

### 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.

Since the hybrid planning permission in 2020 a reserved matters application covering all of the 450 dwellings was approved in December 2021.

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<sup>26</sup> And a variation to the full detailed component of the original application

### Progress of Site 6: Land at Greenhill

Phase	Date	Other Information
Registration of hybrid planning application	January 2018	CA//17/02907 for 450 dwellings
Decision notice issued	15/10/2020	Granted Planning Permission
Registration of reserved matters	May 2021	CA/21/01277 - all 450 dwellings
Reserved matters decision notice issued	13/12/2021	Granted Planning Permission
Section 106, or other planning obligations agreed or signed	October 2020	
Work on site commenced (including demolition)	2021	
Dwelling completions		Stage not yet reached.

### Amount of affordable units

Affordable units	Total dwellings on site	Percentage affordable
135	450	30%

### 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	

## Commentary on the site

Bellway are the housebuilder and since December 2021 have detailed planning permission for the entire 450 dwellings. The development is under construction, and the phasing reflects site specific information including phasing information received in the Phasing Surveys (Summer 2022) from the agent.

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.

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## **Site 8: Land at Hersden**

### Summary

A hybrid application, for up to 800 new homes, was registered in 2022 and is pending decision. The application consists of: a detailed element for 261 residential dwellings; and outline for 539 dwellings, 1ha of land for employment floor space, 0.8ha of primary school extension land, new community building and new sports pavilion.

### 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

<b>Deliverability Checklist</b>	<b>Yes</b>	<b>No</b>
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 have confirmed that they will be the housebuilder. Discussions have been ongoing between the council and Persimmon Homes, and the developer has confirmed that the site will be broken into four phases.

Delays for the submission of a planning application were 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.

These concerns have now been addressed by KCC granting the Sturry Link (Relief) Road early September 2021 and securing additional funding from South East Local Enterprise Partnership (SELEP). Persimmon Homes have identified mitigation for the nutrient neutrality concerns, similar to other large sites which have been granted permission. Therefore it is considered that the nutrient neutrality issue should not unduly delay issuing a planning decision.

Due to extensive pre-application work it is considered that a decision will be issued swiftly in early 2023. The phasing reflects these proposed timescales and the inclusion of detailed permission for 261 dwellings.

## 6. Conclusion

- 6.1. This statement sets out the land supply position for the Canterbury City Council district for the monitoring year (1 April 2021 - 31 March 2022). 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 75.5% and a housing land supply of 5.65 years.**

## 7. Appendices

### 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?*

<b>Assessments need to be realistic and made publicly available in an accessible format as soon as they have been completed.</b>	
<b>What assessments will be expected to include</b>	<b>Where in the document this can be found</b>
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of brownfield land registers, and where included in the 5 year housing land supply), information and clear evidence that there will be housing completions on site within 5 years	
Firm progress being made towards the submission of an application	Chapter 6: 'Site Commentary'  Appendix G: 'Statements of Common Ground'
Written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates	Appendix G: 'Statements of Common Ground'
The current planning status of sites, including on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of condition	Chapter 6: 'Site Commentary'  Appendix G: 'Statements of Common Ground'
Clear relevant information about site	Chapter 6: 'Site Commentary'

viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects	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 - 2021/22). As discussed in *Chapter 2: Methodology*, in accordance with national guidance, the appropriate ratio has been applied<sup>27</sup>.

*Table B.1 Net completions within Canterbury District*

Monitoring Year	Residential Dwelling Completions	Student Accommodation Completions	Care home and other specialists Completions	Total Completions
2011/12	624	15	16	655
2012/13	524	105	-32	597
2013/14	475	156	10	641
2014/15	285	237	32	555
2015/16	296	275	23	594
2016/17	417	40	-35	422
2017/18	446	679	-6	1,119
2018/19	405	7	32	444
2019/20	528	22	47	597
2020/21	330	117	27	474
2021/22	553	248	-10	791

<sup>27</sup> The figures may not reflect those published by MHCLG in the Housing Reconciliation Flows.



## Appendix C: Housing land supply summary table

Table C.1: Summary table of housing land supply

Components of Housing Land Supply	Strategic Sites and Other Housing Allocations	Planning Permissions	Small Site Windfall Calculation	Student Application	Care homes	Total
2022-23	656	246		192	99	1,193
2023-24	765	214		111	90	1,180
2024-25	975	344		47	30	1,396
2025-26	1,042	119	38	103	97	1,399
2026-27	1,121	90	138	212	130	1,691
2027-28	1,361	90	138	0	0	1,589
2028-29	1,075	70	138	0	0	1,283
2029-30	844	0	138	0	0	982
2030-31	816	0	138	0	0	954
<b>Total No. of units</b>	<b>8,655</b>	<b>1,173</b>	<b>728</b>	<b>665</b>	<b>446</b>	<b>11,667</b>

## Appendix D: Local Plan allocations table

Table D.1: Strategic and housing allocations

Site	Phasing										Total Units
	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	2500	<b>4,000</b>
Site 2 Broad Oak - Northern Section (CA//18/00868)	20	60	95	76	76	76	53				<b>456</b>
Site 2 Land At Sturry - Southern Section (CA/20/02826)			30	50	80	80	80	80	80	150	<b>630</b>
Site 3 (A) Land at Hillborough, Herne Bay (CA//17/01866)	20	50	65	85	100	130	130	130	110	79	<b>899</b>
Site 3 (B) Land at Hillborough, Herne Bay (CA/20/01628)			20	55	55	48					<b>178</b>
Site 3 (C) Land at Hillborough, Herne Bay - Phase 3 AE						20	40	55	55		<b>170</b>
Site 4 Land at Herne Bay Golf Course, Herne Bay (Phase 4; CA//17/01296)	8										<b>8</b>
Site 4 Land at Herne Bay Golf Course, Herne Bay (Phase 5; CA//18/02369)	12	43	37								<b>92</b>
Site 4 Land at Herne Bay Golf Course, Herne Bay (Phase 6a; CA/20/00101)	12	72									<b>84</b>
Site 4 Land at Herne Bay Golf Course, Herne Bay (Eddington Park; CA//18/02290)	31	2									<b>33</b>
Site 5 Land at Strode Farm, Herne Bay (CA//15/01317)		24	91	81	83	80	80	80	80	201	<b>800</b>
Site 6 Land at Greenhill, Herne Bay (CA/21/01277)	54	93	71	73	73	68	18				<b>450</b>
Site 7 Land North of Thanet Way (CA//18/01664)	61										<b>61</b>
Site 7 Land North of Thanet Way (CA/20/02436)		106	107								<b>213</b>

Site	Phasing										Total Units
	2022 / 23	2023 / 24	2024 / 25	2025 / 26	2026 / 27	2027 / 28	2028 / 29	2029 / 30	2030 / 31	Beyond 2030/31	
Site 7 Land North of Thanet Way (CA/21/02426)		10	24	74							108
Site 8 Land North of Hersden			50	60	70	70	70	70	70	340	800
Site 9 Land at Howe Barracks, Canterbury				50	79						129
Site 9 Land at Howe Barracks, Canterbury (Phase 2; CA//18/00910)	65	60	40								165
Site 10 Land at Ridlands Farm and Langton Field, Canterbury						50	50	50	50	110	310
Site 11 Parcel A Land at Cockerling Farm, Thanington			60	100	100	80	54				394
Site 11 Parcel A Land at Cockerling Farm, Thanington (Phase 1; CA//17/02719 & CA/20/01677)	77	65	20								162
Site 11 Parcel A Land at Cockerling Farm, Thanington (Phase 1B; CA/20/01680)	25	35	27								87
Site 11 Parcel B Cockerling Road, Thanington (CA//17/00519)	10	60	60	60	60	60	60	30			400
Site 12 Land South of Ridgeway (Grasmere pasture), Chestfield (CA//17/00469)	20	70	50								140
Site 12 Land South of Ridgeway (Grasmere pasture), Chestfield (Phase 2 and 3; CA/21/02244)			20	70	70						160
St Martin's Hospital, Canterbury				20	60	60	24				164
Land at Bullockstone Road, Herne Bay				40	50	50	50				190
Barham Court Farm, Barham				10	15						25
Kingsmead Field (CA//18/00970)	16										16
Herne Bay Golf Driving Range, Greenhill		15	25								40

Site	Phasing										Total Units	
	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			18	20								38
Adj Canterbury West Station, Canterbury						20						20
Kingsmead depot, Canterbury (CA//17/02092)	189											189
St Johns Lane Employment Exchange, 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
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 (HB2 in Herne Bay Area Action Plan) (CA//19/00296)			15	18								33
Herne Bay Bus Depot (HB3 in Herne Bay Area Action Plan) (CA//17/02055)	36											36
CA530 Ladysmith Grove (UCS Site W17), Land at						15	16					31

Site	Phasing										Total Units
	2022 / 23	2023 / 24	2024 / 25	2025 / 26	2026 / 27	2027 / 28	2028 / 29	2029 / 30	2030 / 31	Beyond 2030/31	
CA524 Tankerton Rd car park & (garage - CA/03/0364), Whitstable									17		17
124 & adjoining Middle Wall, Whitstable						7					7
Land to rear of 51 Rough Common Road, Rough Common adj to existing allocation						12					12
Rough Common Rd, Rough Common						16					16
<b>Total</b>	<b>656</b>	<b>765</b>	<b>975</b>	<b>1,042</b>	<b>1,121</b>	<b>1,361</b>	<b>1,075</b>	<b>844</b>	<b>816</b>	<b>3,397</b>	<b>12,052</b>

## Appendix E: Extant planning permissions table

Table E.1: Extant planning permissions

Permitted Application Number	Postal address	Phasing					
		2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	Beyond 2026/27
CA//15/00410	Land adjacent to 10 Cogans Terrace, Canterbury	1					
CA//15/00683	Larkey Woods Farm, Cockering Road, Chartham		10				
CA//15/01572	Builders Yard, Tile Kiln Hill, Blean.			4			
CA//15/02150	3 Laxton Way, Chestfield	1					
CA//15/02374	13A Monastery Street, Canterbury	4					
CA//16/00404	Hoplands Farm, Island Road, Hersden, Westbere			50	24		
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//16/00823	27 Hazlemere Road, Seasalter, Whitstable	1					
CA//16/01836	Stonecrop, Hoath Road, Sturry	1					
CA//16/01868	21 St Georges Terrace, Herne Bay		7				
CA//16/02055	8b-11 North Lane, Canterbury	7					
CA//16/02396	19 Gordon Road, Canterbury	2					
CA//16/02820	The Malthouse, Malthouse Road, Canterbury			6			
CA//16/02915	Land at Sweechgate, Broad Oak, Sturry		6				
CA//17/00144	45 Argyle Road, Whitstable	1					
CA//17/01343	Hillside Cottage, Wood Hill, Canterbury	2					
CA//17/02085	38 High Street, Whitstable	2					
CA//17/02513	Land Adjacent to 34 Puffin Road, Herne Bay	30					
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//17/02913	Hoplands Farm, Island Road, Westbere	30	42				
CA//18/00116	128-130 Sea Street, Herne Bay		3				
CA//18/00151	7 Whitstable Road, Blean		1				
CA//18/00436	21 Wincheap, Canterbury	1					
CA//18/00446	Whitelocks Barn, The Street, Kingston	1					

Permitted Application Number	Postal address	Phasing					
		2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	Beyond 2026/27
CA//18/00459	Highstead Riding School, Highstead, Chislet		2				
CA//18/00566	Mill Farm, Radfall Road, Chestfield		2				
CA//18/00586	The Coach House, Mortimer Street, Herne Bay	2					
CA//18/00706	Caravan A, 9A Shalloak Road, Broad Oak, Sturry	10					
CA//18/00941	28 New House Close, Thanington	2					
CA//18/01078	Broadway Green Farm, Broadway, Canterbury		1				
CA//18/01280	Land at Ladesfield, Vulcan Close, Whitstable	14					
CA//18/01458	Court Lodge, Manns Hill, Bossingham, Upper Hardres	1					
CA//18/01610	Rushbourne Manor, Hoath Road, Hoath		6				
CA//18/01858	Land to the rear of 173 and 175 Ashford Road, Thanington	1					
CA//18/01941	Land rear of 12 Gorse Lane, Herne		2				
CA//18/01980	2 Bowyer Road, Seasalter, Whitstable	1					
CA//18/02035	Land off The Hill and Jubilee Road, Littlebourne	30	13				
CA//18/02153	8 Tankerton Road, Whitstable	1					
CA//18/02250	The Old Farm House, The Drive, Chestfield	1					
CA//18/02361	49 Harbour Street, Whitstable		1				
CA//18/02434	2-2A Ethelbert Road, Canterbury	-7	10				
CA//18/02512	St John Stone House, 41 St Thomas Hill, Canterbury	8					
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//19/00225	53 Palace Street, Canterbury	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	1					
CA//19/00432	Land adjacent to 44A St Mary's Grove, Seasalter, Whitstable	1					

Permitted Application Number	Postal address	Phasing					
		2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	Beyond 2026/27
CA//19/00463	5 Hawthorn Corner, Herne Bay	-1					
CA//19/00613	Land adjacent to 8 Payton Mews, Canterbury		1				
CA//19/00615	Boarded House Farm, Canterbury Road, Herne Common, Herne	1					
CA//19/00713	Highlands, Hackington Close, Canterbury	-1	2				
CA//19/00788	16 Chapel Lane, Blean	1					
CA//19/00846	Rosary House, Aerodrome Road, Bekesbourne	3					
CA//19/00882	Land at 1A Warwick Road, Canterbury	1					
CA//19/00966	52 King Street, Canterbury	1					
CA//19/00971	Land Off Granary Place, Rear Of 3-7 Borstal Hill, Whitstable	1					
CA//19/01072	Augustine House, Beech Avenue, Chartham	1					
CA//19/01235	41- 45 Northgate, Canterbury		10				
CA//19/01251	Ladybarn, The Drive, Chestfield	1					
CA//19/01364	80 South Street, Whitstable	-1	2				
CA//19/01409	Invale, Valley Road, Barham		1				
CA//19/01498	Sweech Farm, Herne Bay Road, Sturry	5					
CA//19/01520	60 Marine Parade, Whitstable	-1	5				
CA//19/01537	25 Burgate, Canterbury	4					
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//19/01711	The Manor, Park Place, Herne	3					
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//19/01829	Barretts, 28-30 St Peters Street, Canterbury	22					
CA//19/01842	Horizon, Rayham Road, Whitstable		1				



Permitted Application Number	Postal address	Phasing					
		2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	Beyond 2026/27
CA//19/01902	Land At The Street, Bossingham, Upper Hardres	4					
CA//19/01906	Leascroft, The Drive, Chestfield	-1	2				
CA//19/01977	Redwalls, Stodmarsh Road, Canterbury		2				
CA//19/02072	Lopin, 23 Bayview Road, Whitstable	1					
CA//19/02073	Land Opposite 1 And 2 Beech Court, Nunnery Fields, Canterbury		1				
CA//19/02122	Land Rear Of 18 And 20, Hillside Road, Whitstable			4			
CA//19/02142	248 Wincheap, Canterbury	1					
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/19/10139	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/19/10242	Land To The Rear Of Rosedene Apartments, 137 Canterbury Road, Herne Bay	1					
CA/19/10254	The Arcade Site, Beach Walk, Whitstable			7			
CA/19/10311	Durham House, 69 Canterbury Road, Herne Bay		2				
CA/19/10348	Farnham House, Merton Lane, Lower Hardres, Canterbury	1					
CA/19/10358	8 Longmead Close, Herne Bay		1				
CA/19/10378	1 Rose Cottages, Canterbury Road, Herne Common, Herne Bay		1				
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				

Permitted Application Number	Postal address	Phasing					
		2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	Beyond 2026/27
CA/20/00082	118A High Street, Herne Bay		2				
CA/20/00109	The Spinney, Hackington Close, Canterbury	-1	2				
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	2					
CA/20/00567	27 Nunnery Road, Canterbury		0				
CA/20/00616	Lion Cottage, The Street, Patricbourne, Canterbury	1					
CA/20/00648	75 Spenser Road, Herne Bay	1					
CA/20/00684	Copse End, Ford Walk, Yorkletts	-1	1				
CA/20/00724	Iwade, Radfall Road, Chestfield, Whitstable		1				
CA/20/00726	66 Castle Street, Canterbury		1				
CA/20/00761	Spice Master, Island Road, East Of Staines Hill, Sturry, Canterbury	10					
CA/20/00918	6 St Annes Road, Whitstable	-1	1				
CA/20/00925	Montpelier, Clapham Hill, Whitstable			28			
CA/20/00928	56 Northwood Road, Whitstable		1				
CA/20/00936	9 Hodgson Road, Seasalter, Whitstable	1					
CA/20/00966	Folly Farm, Kemsing Gardens, Canterbury		1				
CA/20/01025	53C Joy Lane, Whitstable	1					
CA/20/01048	White Gates, Marley Lane, Kingston, Canterbury	-1	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/20/01196	Westwood, Hackington Close, Canterbury	-1	1				
CA/20/01197	Westwood, Hackington Close, Canterbury	-1	1				

Permitted Application Number	Postal address	Phasing					
		2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	Beyond 2026/27
CA/20/01236	Wits End, Town Road, Petham, Canterbury	1					
CA/20/01255	26 St Mary's Grove, Seasalter, Whitstable	1					
CA/20/01394	3-4 Sun Street, Canterbury	2					
CA/20/01403	Land Off Orchard Grove, Gordon Road, Rear Of 17 Saddleton Road, Whitstable			1			
CA/20/01406	Forge House, 1 Blean Hill, Blean, Canterbury			-1			
CA/20/01684	1 Lismore Road, Whitstable		2				
CA/20/01693	19 Busheyfields Road, Herne, Herne Bay	1					
CA/20/01754	Land To Side Of 64 South Street, Whitstable		1				
CA/20/01827	81 Island Road, West Of Staines Hill, Sturry, Canterbury	-1					
CA/20/01864	49-55 Canterbury Road, Whitstable			8			
CA/20/01911	Salad Days, Seasalter Beach, Seasalter, Whitstable	1					
CA/20/01928	4-4A Sunbeam Avenue, Herne Bay	-1	1				
CA/20/01950	10 Victoria Park, Herne Bay			2			
CA/20/02030	Old Brewery Business Centre, 75 Stour Street, Canterbury		5				
CA/20/02056	1 Oak View Drive, Chartham, Canterbury		2				
CA/20/02094	28 Oxford Street, Whitstable			1			
CA/20/02168	Land Adjacent, 52 Shalmsford Street, Chartham, Canterbury	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	2					
CA/20/02475	The Coach House, 32A Kingsdown Park, Whitstable		-1	1			
CA/20/02505	Land At Giles Lane, Giles Lane, Canterbury <sup>28</sup>		-6				
CA/20/02518	Land Adjoining Linden Lea, 2 Blean Common, Blean, Canterbury	1					
CA/20/02639	Land Adj To 35 Rowland Crescent, Herne Bay	1					

<sup>28</sup> Granted subject to S106 in June 2021 at Planning Committee. S106 is expected to be signed shortly and the decision issued during 2022/23.

Permitted Application Number	Postal address	Phasing					
		2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	Beyond 2026/27
CA/20/02640	20 St Lawrence Forstal, Canterbury		-1	1			
CA/20/02696	46 The Hill, Littlebourne, Canterbury		-1	1			
CA/20/02737	27 Queens Road, Whitstable	6					
CA/20/02768	1 Aberdeen Close, Upstreet, Canterbury		-1				
CA/20/02782	5 Downs Park, Herne Bay		-1				
CA/21/00023	28 High Street, Sturry, Canterbury			3			
CA/21/00196	53A Joy Lane, Whitstable		1				
CA/21/00247	Charter House, St George's Place, Canterbury			34			
CA/21/00296	63 Oxford Street, Whitstable			1			
CA/21/00346	204 Canterbury Road, Herne Bay			4			
CA/21/00391	7 High Street, Canterbury		6				
CA/21/00402	Huntsman And Horn, Margate Road, South Of Thanet Way, Herne, Herne Bay			2			
CA/21/00492	Unit 7 The Old Hop House, Hoath Farm, Bekesbourne Lane, Canterbury			3			
CA/21/00523	Burgess Farm, Bogshole Lane, Whitstable		-1	1			
CA/21/00592	Seabanks, Seasalter Beach, Seasalter, Whitstable	1					
CA/21/00763	34 Kimberley Grove, Seasalter, Whitstable	1					
CA/21/00801	1 Sandpiper Road, Whitstable			1			
CA/21/00804	40 Grasmere Road, Chestfield, Whitstable	1					
CA/21/00835	31 Harbour Street, Whitstable			1			
CA/21/00841	22-23 St George's Terrace, Herne Bay			14			
CA/21/00863	27 Castle Street, Canterbury			7			
CA/21/01469	2 Humber Avenue, Herne Bay	1					
CA/21/01543	Midways, Railway Hill, Barham		-1	1			
CA/21/01696	Land Adjacent To Old Thanet Way, Whitstable		20	22			
CA/21/01709	Prospect House, Markerstudy Business Park, Wraik Hill, Whitstable			45			
CA/21/01750	Mayfield, The Leas, Chestfield, Whitstable			1			
CA/21/01804	40 Grasmere Road, Chestfield, Whitstable	1					
CA/21/01814	68 Borstal Hill, Whitstable	2					

Permitted Application Number	Postal address	Phasing					
		2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	Beyond 2026/27
CA/21/01825	51 Daytona Way, Herne Bay			1			
CA/21/01835	Becket House, 4-6 New Dover Road, Canterbury			42			
CA/21/01931	Rosedene Cottage, Staines Hill, Sturry, Canterbury			1			
CA/21/01976	5 Sea Street, Whitstable			1			
CA/21/02117	77 Northgate, Canterbury			-1			
CA/21/02273	50 Queens Road, Whitstable		-1	1			
CA/21/02311	49 Old Bridge Road, Whitstable				3		
CA/21/02321	208 Reculver Road, Herne Bay			1			
CA/21/02360	86 Highgate Road, Whitstable	2					
CA/21/02362	61 Marine Parade, Whitstable			1			
CA/21/02375	29 Joy Lane, Whitstable			1			
CA/21/02563	Land To Rear Of 25 Preston Parade, Whitstable	1					
CA/21/02565	Land To Rear Of 25A Preston Parade, Whitstable	1					
CA/21/02566	Land To Rear Of 25A And 25B Preston Parade, Whitstable	1					
CA/21/02567	Land To Rear Of 25B Preston Parade, Whitstable	1					
CA/21/02644	Woodend, Bigbury Road, Chartham Hatch, Canterbury		-1	1			
CA/21/02678	The St John Home, 1 Gloucester Road, Whitstable			7			
CA/21/03031	16 Park Avenue, Whitstable				1		
CA/22/00126	5 Hampton Pier Avenue, Herne Bay				1		
<b>Total</b>		<b>246</b>	<b>214</b>	<b>344</b>	<b>119</b>	<b>90</b>	<b>160</b>

## Appendix F: Other planning permissions tables

Table F.1: Care home planning permissions<sup>29</sup>

Permitted Application Number	Postal address	Phasing					
		2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	Beyond 2026/27
CA//13/00195	Herne Bay Court, Canterbury Road, Herne Bay			35	40	89	
CA//15/01479	Land off Cockerling Road, Thanington					41	
CA//17/00465	Estuary View Business Park, Boorman Way, Whitstable	56			57		
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		21				
CA/20/00819	Pilgrims Hospice, Saxon Fields		9				
CA/20/01184	4 Nargate Street, Littlebourne, Canterbury	3					
CA/20/01406	Forge House, 1 Blean Hill, Blean, Canterbury			4			
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				
CA/21/02678	The St John Home, 1 Gloucester Road, Whitstable			-9			
<b>Total</b>		<b>99</b>	<b>90</b>	<b>30</b>	<b>97</b>	<b>130</b>	<b>0</b>

<sup>29</sup> Where necessary the appropriate ratio has been used

Table F.2: Student accommodation planning permissions<sup>30</sup>

Permitted Application Number	Postal address	Phasing					
		2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	Beyond 2026/27
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/20/00742	Former St Mary Bredin School, Rhodaus Town, Canterbury	49					
CA/20/02505	Land At Giles Lane, Giles Lane, Canterbury <sup>31</sup>		-5	47	103	212	
<b>Total</b>		<b>192</b>	<b>111</b>	<b>47</b>	<b>103</b>	<b>212</b>	<b>0</b>

<sup>30</sup> Where necessary the appropriate ratio has been used

<sup>31</sup> Granted subject to S106 in June 2021 at Planning Committee. S106 is expected to be signed shortly and the decision issued during 2022/23.

## **Appendix G: Statements of Common Ground**

Statements of Common ground were prepared and signed Autumn / Winter 2022 following negotiation between the council and the interested parties.



# 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.

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

Phase	Date	Other Information
Registration of hybrid planning application	May 2018	CA//18/00868 for 456 dwellings (detailed planning permission).
Decision notice issued	01/03/2021	Granted Planning Permission
Section 106, or other planning obligations agreed or signed	March 2021	
Work on site commenced (including demolition)	2021	Demolition of 52 Shalloak Road complete
Dwelling completions		Stage not yet reached.

### Amount of affordable units

Affordable units	Total dwellings on site	Percentage affordable
123	456	27%

## Agreed Site Phasing

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

	2022/23	2023/24	2024/25	2025/26	2026/27
	Year 1	Year 2	Year 3	Year 4	Year 5
Housing Delivery Phasing	20	60	95	76	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 there is a Planning Performance Agreement (PPA) in place.

As part of the planning permission a 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.

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. Work is anticipated to start in autumn 2023, so no conflict with the 5 year land supply phasing is anticipated. However, the progress of the highways infrastructure will be monitored and phasing will be adjusted in the future if necessary.

Construction has started on site, including the demolition of 52 Shalloak Road, and phasing has been updated to reflect the development's progression.

<u>Signatures</u>	
Site 2 Land At Broad Oak (Northern Section)	
BDW Kent	
Name	KAREN DUNN
Signature	[REDACTED]
Date	07/11/22
Canterbury City Council	
Name	Louise Randall
Signature	[REDACTED]
Date	17/11/22

# Statement of Common Ground between Canterbury City Council and Taylor Wimpey

For

## Site 3: Land at Hillborough (Parcel A)

### Summary

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. The decision was granted at appeal in November 2021, along with a signed S106 agreement.
- 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, 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 sq.m.);
- 3 retail units (Use Class A1, A2, A3 or A5, up to 300 sq.m.);
- Community centre (Use Class D1, up to 550 sq.m.);
- Land for a two-form entry Primary School.

### Progress of Site3: Land at Hillborough (Parcel A)

Phase	Date	Other Information
Registration of hybrid planning application	August 2017	CA/17/01866 - 193 Dwellings in FUL and 707 in OUT
Decision notice issued	03/11/2021	Granted at appeal
Section 106, or other planning obligations agreed or signed	November 2021	
Work on site commenced (including demolition)	2022	
Dwelling completions		Stage not yet reached.

### Amount of affordable units for each Phase

Phase	Affordable units	Total dwellings on site	Percentage affordable
1	48	193	25%

### Agreed Site Phasing

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

	2022/23	2023/24	2024/25	2025/26	2026/27
	Year 1	Year 2	Year 3	Year 4	Year 5
Housing Delivery Phasing	20	50	65	85	100

### 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

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

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 are expected quickly.

Taylor Wimpey will provide the construction road for Parcel B, as previously agreed, so as to not delay the development of the other parcel.

<u>Signatures</u>	
Site 3: Land at Hillborough (Parcel A)	
Taylor Wimpey	
Name.....	Joanna Webb
Signature.....	
Date .....	21st November '22
Canterbury City Council	
Name.....	Louise Randall
Signature.....	
Date .....	21/11/2022

# Statement of Common Ground between Canterbury City Council and Kitewood

For

## Site 3: Land at Hillborough (Parcel B)

### Summary

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. The decision was granted at appeal in November 2021, along with a signed S106 agreement.
- 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.

### Agreed Site Phasing

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

	2022/23	2023/24	2024/25	2025/26	2026/27
	Year 1	Year 2	Year 3	Year 4	Year 5
Housing Delivery Phasing			20	55	55

### Deliverability checklist


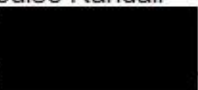
The table below sets out what steps Canterbury City Council have taken to gain robust information about the site in coming to the agreed phasing and delivery.

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

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 to be submitted in 2022/23, and the construction road will be provided by Parcel A: Taylor Wimpey. Phasing of completions reflect these dependencies.

<u>Signatures</u>	
Site 3: Land at Hillborough (Parcel B)	
Kitewood	
Name	SARA SWEENEY.....
Signature	
Date	11/11/2022.....
Canterbury City Council	
Name	Louise Randall.....
Signature	
Date	17/11/2022.....



# Statement of Common Ground between Canterbury City Council and Countryside Properties

For

## Site 5: Land at Strode Farm

### Summary

A Hybrid application was registered in 2016. The application was then subject to an appeal where consent was granted August 2018. The 2018 consent grants an outline element for up to 800 dwellings. A S106 has been agreed and signed in 2018.

Since the hybrid planning permission in 2018 a reserved matters application covering Phase A for 128 dwellings was approved in May 2022.

### Agreed Site Phasing

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

	2022/23	2023/24	2024/25	2025/26	2026/27
	Year 1	Year 2	Year 3	Year 4	Year 5
Housing Delivery Phasing		24	91	81	83

### 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

Phase A, for 128 dwellings was approved this year and developers, Countryside Properties, are intending to submit Phase B within 2022/23. 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.

Phasing has been updated to reflect these, along with direct information from the developer stating first completions are anticipated in 2023/24.

<u>Signatures</u>	
Site 5 Land at Strode Farm	
Countryside Properties	
Name.....	Alex Hodge.....
Signature.....	 .....
Date.....	10.11.22.....
Canterbury City Council	
Name.....	Louise Randall.....
Signature.....	 .....
Date.....	17/11/2022.....

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

For

## Site 7: Land North of Thanet Way

### Summary

An outline application was granted planning permission in 2016 for 400 residential units along with a signed S106 agreement. In August 2018 a reserved matters application was submitted for Phase 1 comprising 138 dwellings, 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.

The final phase (3) for 108 dwellings was granted planning permission in March 2022. All dwellings have detailed planning permission.

### 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
Registration of reserved matters	October 2021	CA/21/02426 - Phase 3 for 108 dwellings

Reserved matters decision notice issued	02/03/2022	Granted Planning Permission
Section 106, or other planning obligations agreed or signed	October 2016	
Work on site commenced (including demolition)	2020	
Dwelling completions	18 of 400	

#### Amount of affordable units for each Phase

Phase	Affordable units	Total dwellings on site	Percentage affordable
Phases 1 and 2	92	292	32%
3	28	108	26%
<b>Total</b>	<b>120</b>	<b>400</b>	<b>30%</b>

#### Agreed Site Phasing

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

Housing Delivery Phasing	2022/23	2023/24	2024/25	2025/26	2026/27
	Year 1	Year 2	Year 3	Year 4	Year 5
CA/18/01664 - Phase 1 (79 <sup>1</sup> of 400 dwellings)	61				
CA/20/02436 - part Phase 1 and Phase 2 (213 of 400 dwellings)		106	107		
CA/21/02426 - Phase 3 (108 of 400 dwellings)		10	24	74	

#### 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	

<sup>1</sup> Of which 18 have been recorded as complete

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

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 3 Phases, all of which have detailed planning permission. The new roundabout on the Thanet Way has been fully technically approved and delivered to KCC Highway standards. Highways projects associated with the application will not impact on delivery timescales.

<u>Signatures</u>	
Site 7: Land North of Thanet Way	
Chartway Group	
Name.....	VICTORIA LUCAS
Signature.....	[Redacted]
Date.....	10/11/22
Canterbury City Council	
Name.....	Louise Randall
Signature.....	[Redacted]
Date.....	17/11/2022

# Statement of Common Ground between Canterbury City Council and Taylor Wimpey

For

## Site 9: Land at Howe Barracks

### Summary

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

- The full aspect of the application is to change the use of the retained buildings (Gymnasium, Chapel and Small Arms Trainer) to community uses of use class D1 and D2.
- The outline element of the application is for 500 residential units, including affordable housing.

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

### 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	19/07/2017	Granted Planning

notice issued		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	206 of 500	Phase 1 is complete

#### 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%

#### Agreed Site Phasing

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

Housing Delivery Phasing	2022/23 Year 1	2023/24 Year 2	2024/25 Year 3	2025/26 Year 4	2026/27 Year 5
CA//15/00844				50	79
CA//17/01296 - Phase 2	65	60	40		

## 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

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. This year (2021/22) resulted in the completion of 61 dwellings.

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. 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. As such a draft Canterbury District Nutrient Neutrality Strategy has been published alongside the draft Local Plan. While a decision on these applications is expected in due course, phasing has been adjusted to account for potential delays.


### Signatures

Site 9 Land at Howe Barracks

Taylor Wimpey

Joanna webb

Name.....

Signature..  .....

Date .....21st.November '22



Canterbury City Council

Name..... Louise Randall .....

Signature.....  .....

Date ..... 21/11/2022 .....

# Statement of Common Ground between Canterbury City Council and BDW

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 several 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	107 of 750 <sup>1</sup>	
Care home completions		Stage not yet reached.

Amount of Affordable Units for each Phase granted detailed planning permission:

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	2022/23	2023/24	2024/25	2025/26	2026/27
	Year 1	Year 2	Year 3	Year 4	Year 5
CA/15/01479 (394 of 750 dwellings)			60	100	100
CA/17/02719- Phase 1 (269 of 750 dwellings) <sup>2</sup>	77	65	20		
CA/20/01680 - Phase 1b (87 of 750 dwellings)	25	35	27		

<sup>1</sup> 179 dwellings are being built by Pentland Homes

<sup>2</sup> 179 dwellings are being built by Pentland Homes

CA/20/00819 - 16 bed hospice		16 <sup>3</sup>			
CA/15/01479 (CA/21/01798 pending decision) - 73 bed care home					73 <sup>4</sup>

## 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.

Pentland Homes will deliver 179 dwellings on Phase 1. The remainder of the residential elements of the outline planning permission have been sold to BDW. Build out rates have been increased to reflect that there will be two developers working across the site allowing for multiple outlets to operate simultaneously.

The site recorded first completions (19 dwellings) in the 2019/20 AMR. The 2020/21 AMR recorded 17 completions, and this year was 71 completions.

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 3 years (including completions) allowing time to provide the infrastructure. Therefore this is not anticipated to impact delivery or build out rates.

<sup>3</sup> Note this will be ratioed as appropriate in the final figures, in line with National Guidance.

<sup>4</sup> Note this will be ratioed as appropriate in the final figures, in line with National Guidance.

Signatures

Site 11 Parcel A: Land at Cockerling Farm, Thanington

~~Pentland Homes~~ BDO KENT

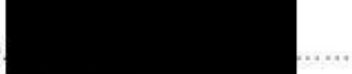
Name Karen Dynn.....

Signature 

Date 24/11/22.....

Canterbury City Council

Name Louise Randall.....

Signature 

Date 02/12/2022.....

# 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.
- Parcel B - This section has outline planning permission for up to 400 dwellings which was granted in November 2018 alongside a S106. A reserved matters application in relation to the spine road was granted in October 2022.

### 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.

	2022/23 Year 1	2023/24 Year 2	2024/25 Year 3	2025/26 Year 4	2026/27 Year 5
Housing Delivery Phasing	10	60	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 and some of the discharge of conditions approvals, which have now been rejected.

The site is anticipated to come forward in 5 residential phases which is expected to increase build out rates and has been taken into account.

A reserved matters application was submitted in November 2020 covering phases 1 and 2 for 176 dwellings. A further reserved matters application for the earthworks was then submitted in May 2021, and granted in October 2021. These earthworks are almost complete.

In April 2021 a reserved matters application for the Spine Road was submitted. This was granted permission in October 2022, and work will progress on the Spine Road as soon as practically possible. A decision is anticipated on the phase 1 and 2 planning application in the winter, allowing construction to commence swiftly afterwards. Subsequent applications for phases 3, 4 and 5 are anticipated to follow on in quick succession. The site has been phased in accordance with CA/22/02237 which was granted November 2022.

Reserved matter application(s) may be affected by the water quality concerns raised by Natural England in relation to the Stodmarsh European Protected site. Site specific 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 Cock

Redrow Homes Ltd

Name... *David Banker*

Signature.....

Date ... *9-12-22*

Canterbury City Council

Name... Louise Randall

Signature..

Date ... 12/12/2022





# Statement of Common Ground between Canterbury City Council and Kitewood

For

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

### Summary

A mixed use hybrid application, for 300 dwellings and 3,500sqm of employment floorspace, was refused in March 2019 on the grounds the emergency access proposed was unsuitable and the necessary planning obligations to mitigate local transport infrastructure had not been secured. This is essentially a technical matter; the Council was engaged in ongoing discussions with the developer and county council highways. The developer appealed the refusal; however significant progress towards resolving the technical issue was made and this was achieved prior to the inquiry. The inquiry was held in September 2019 and the appeal decision granting permission was issued in October 2019. Along with a signed S106 in September 2019.

The hybrid application includes:

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

Since the hybrid planning permission in 2019 a reserved matters application covering Phase 2 and 3 for 160 dwellings was approved in March 2022.

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

Phase	Date	Other Information
Registration of hybrid planning application	March 2017	CA/17/00469 for 300 dwellings (including detailed permission for Phase 1: 140 dwellings).
Decision notice issued	03/10/2019	Allowed appeal decision
Registration of reserved matters	September 2021	CA/21/02244 - Phase 2 and 3 for 140 dwellings
Reserved matters decision notice issued	18/03/2022	Granted Planning Permission

Section 106, or other planning obligations agreed or signed	October 2019	
Work on site commenced (including demolition)	2021	
Dwelling completions		Stage not yet reached.

#### Amount of affordable units for each Phase

Phase	Affordable units	Total dwellings on site	Percentage affordable
1	48	160	30%
2 and 3	42	140	30%
<b>Total</b>	<b>90</b>	<b>300</b>	<b>30%</b>

#### Agreed Site Phasing

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

Housing Delivery Phasing	2022/23	2023/24	2024/25	2025/26	2026/27
	Year 1	Year 2	Year 3	Year 4	Year 5
CA/17/00469	20	70	50		
CA/21/02244 - Phase 2 and 3			20	70	70

#### Deliverability checklist

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

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

The remaining 160 dwellings gain detailed planning permission through a granted reserved matter planning permission in March 2022.

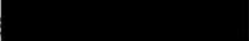
The developer has also confirmed their intention to be the housebuilder, the site is under construction and the site is anticipated to be built out by the end of Q1 in 2027. Phasing has been updated to reflect this.

Signatures

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

Kitewood


Name... *SARA STEVENSON* .....

Signature...  .....

Date... *17/11/22* .....

Canterbury City Council

Name... Louise Randall .....

Signature...  .....

Date... 17/11/2022 .....