

Authority Monitoring Report

April 2022 to March 2023



Contents

1. Introduction	3
2. Plan-making update	4
Local Development Scheme	4
New Local Plan	5
Supplementary Planning Documents	6
Neighbourhood Development Plans	7
South East Marine Plan	7
KCC Minerals and Waste Plan	8
Duty to cooperate	8
3. Plan and policy performance	9
Total number of planning applications	9
Refusals	9
Appeals	10
Prior Approvals	12
4. Housing and communities	13
Housing delivery	13
Strategic sites	13
Housing delivery rates	16
Housing Delivery Test	17
Affordable housing	17
Housing mix	18
Housing in multiple occupation	19
Gypsy and travellers	19
Self and custom housebuilding	21
Brownfield Land Register	21
5. Employment and town centres	22
Commercial delivery	22
Employment uses	22
Town centres	23
Canterbury city centre	24
Whitstable town centre	24
Herne Bay town centre	25
Mixed-use development sites	25
Wincheap retail area	26
Universities	26

Agricultural land	26
6. Transport and infrastructure	28
Walking	28
Cycling	28
Train travel	28
Bus travel	29
Park and Ride	29
Private cars	30
Electric charging points	31
Community Infrastructure Levy	31
Developer contributions	32
7. Historic and natural environment	33
Heritage Strategy	33
Heritage at Risk Register	34
Climate change	34
Air quality	35
Sport strategies	36
Playing pitch need assessment and strategy	36
Indoor built sports facilities need assessment and strategy	37
Waste management	37
8. Appendices	40
Appendix A: Duty to cooperate	40
Appendix B: Employment floorspace	46
Appendix C: Retail and town centre floorspace	47
Appendix D: Sport Strategy Action Plans	51
Playing Pitch Strategy	51
Indoor Built Facilities Strategy	70
Appendix E: Green Infrastructure Strategy Action Plan	76
Appendix F: Housing Land Supply Statement	82

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 2022 and 31 March 2023.
- 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. This document reports on a period of time where monitoring data may still be impacted by the COVID-19 pandemic so when analysing the data this needs to be taken into consideration.

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 2022/23 monitoring period was adopted in October 2022 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 published in October 2022, as summarised in Table 2.1 below.

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	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.

2.4. Following the elections, it is anticipated that there will be another draft Regulation 18 Local Plan consultation early next year (2024). We anticipate this will be accompanied by an updated Local Development Scheme¹.

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 evidence² including for:
- economic development and tourism
 - housing
 - landscape and biodiversity
 - local centres
 - open spaces

¹ Further information is available on the council's website:
<https://news.canterbury.gov.uk/news/main-item/cross-party-group-of-councillors-to-review-draft-local-plan/>

² Further information is available on the council's website:
<https://drive.google.com/drive/folders/1dCvQC6lvIR-PLICyIj5I9SgjKxFo4Mp>

- outdoor and indoors sports
- retail and leisure
- rural settlements
- Strategic Land Availability Assessment

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

- Issues consultation: Local Plan consultation on the issues facing the district, which ran 1 July until 30 September 2020. We received more than 9,000 comments from 445 responses. We also held a number of conferences. Further information is available on the [website](#).
- Call for Sites: We carried out 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 ran 24 October 2022 until 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. Current work on strategies, SPDs and guidance include, but is not limited to:

- Open Space Strategy
- Tree and Woodlands Strategy
- Canterbury District Nutrient Neutrality Strategy
- Transport Strategy

Neighbourhood Development Plans

- 2.12. **Bridge Neighbourhood Plan** - Bridge Parish Council has continued to prepare a new neighbourhood plan to include the additional area designated in 2020. The plan was submitted for examination in line with Regulation 17 in July 2023.
- 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 is underway with the process of preparing a neighbourhood plan. The neighbourhood plan area was confirmed by us on 4 March 2021.
- 2.15. **Hoath Neighbourhood Plan** - Hoath Parish council has begun the process of preparing a neighbourhood plan. The neighbourhood plan area was confirmed by us on 4 January 2023.
- 2.16. **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.
- 2.17. **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.
- 2.18. 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

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

KCC Minerals and Waste Plan

- 2.22. In September 2020, Kent County Council adopted the Kent Minerals and Waste Local Plan as amended by the Early Partial Review.
- 2.23. 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.
- 2.24. This is especially important as the need to respond to the challenge of climate change becomes ever more pressing.
- 2.25. 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

- 2.26. The council works closely with its neighbouring authorities and key stakeholders, including Kent County Council (KCC), the Environmental Agency, Southern Water and Natural England.
- 2.27. 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
- 2.28. A full list of meetings attended by council officers with duty to cooperate partners between 1 April 2022 to 31 March 2023 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	2022/23
Received	1,410	1,474	1,425	1,400	1,770	1,830	1,823	1,477	1,527	1,535	1,626	2,613
Granted	1,144	1,264	1,223	1,152	1,407	1,477	1,303	1,304	1375	1,169	1,390	1,269
Refused	126	142	153	175	173	247	200	173	152	114	110	103
Considered by Planning Committee	84	89	73	99	108	104	94	103	143	72	57	58
Appeals determined Determined ³	37	42	26	26	35	52	56	50	74	38	48	39
Percentage of appeals dismissed ⁴	70%	79%	73%	62%	66%	87%	80%	78%	75%	76%	86%	59%
Departures from the CDLP ⁵	4	4	17	1	14	24	2	6	3	8	5	13

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.

³ 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.

⁴ 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.

⁵ 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 and Title	Percentage
1	Policy DBE3 Principles of Design	80%
2	Policy DBE6 Alterations and Extensions	41%
2	Policy HE1 Historic Environment and Heritage Assets	41%
4	Policy LB5 Sites of International Conservation Importance	39%
5	Policy SP1 Sustainable Development	37%
6	Policy SP6 Strategic Access Management and Monitoring (SAMM) Mitigation Measures for the coastal Special Protection Areas and Ramsar sites	36%
7	Policy HE6 Conservation Areas	32%
8	Policy LB9 Protection, Mitigation, Enhancement and Increased	24%
9	Policy SP4 Strategic approach to location of development	19%
10	Policy HE4 Listed Buildings	17%

- 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 and Title	Percentage
1	Policy DBE3 Principles of Design	81%
2	Policy SP4 Strategic approach to location of development	37%
3	Policy DBE6 Alterations and Extensions	33%
4	Policy SP1 Sustainable Development	30%
4	Policy HE1 Historic Environment and Heritage Assets	30%
6	Policy HE6 Conservation Areas	26%
6	Policy LB5 Sites of International Conservation Importance	26%
8	Policy HD4 New Dwellings in the Countryside	22%
9	Policy SP6 Strategic Access Management and Monitoring (SAMM) Mitigation Measures for the coastal Special Protection Areas and Ramsar sites	15%
10	Policy HE8 Heritage Assets in Conservation Areas	11%

3.11. Twelve refused planning applications which went to appeal were granted (31%). Table 3.4 identifies the policies included in the decisions that were overturned at appeal and the frequency across the twelve applications.

Table 3.4: Policies included in decisions overturned at appeal

Rank	Policy Reference and Title	Percentage
1	Policy DBE3 Principles of Design	50%
2	Policy LB5 Sites of International Conservation Importance	42%
3	Policy SP1 Sustainable Development	33%
3	SP6 Strategic Access Management and Monitoring (SAMM) Mitigation Measures for the coastal Special Protection Areas and Ramsar sites	33%
3	Policy CC4 Flood Risk	33%
3	Policy LB9 Protection, Mitigation, Enhancement and Increased	33%
7	Policy CC6 Minor Development and Development of Previously	25%
7	Policy DBE6 Alterations and Extensions	25%
9	Policy LB6 Sites of Special Scientific Interest	17%
10	Policy SP4 Strategic approach to location of development	8%

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 there have been two prior approval applications completed which have resulted in the conversion of agricultural buildings. The first application into two dwellings and the second application into 438 sqm of office and storage space. There has also been a prior approval application which has resulted in the loss of 802 sqm of office.

4. Housing and communities

Housing delivery

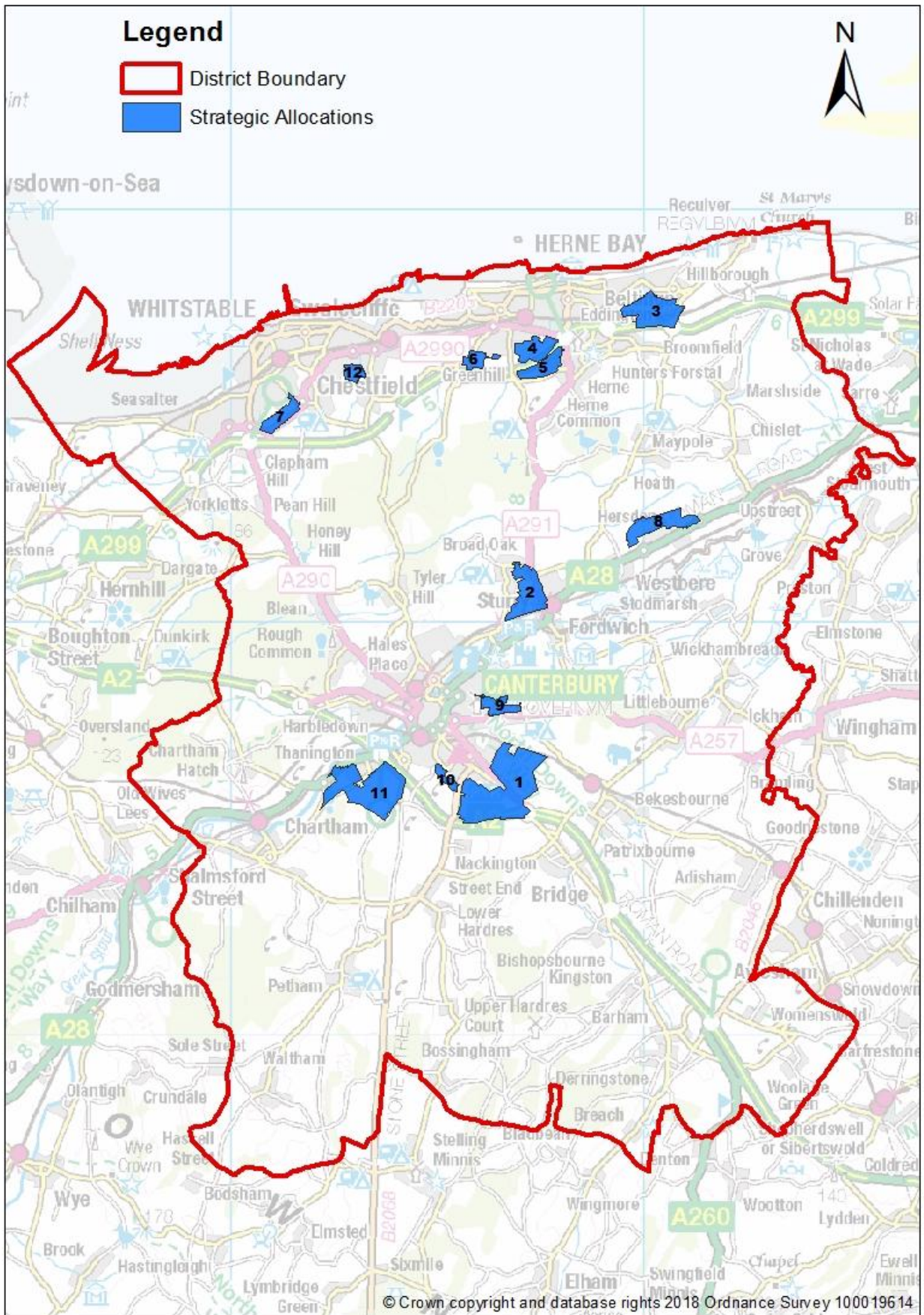
- 4.1. This year we have granted permission for a net **486 new homes, 27 additional student bedspaces and a net gain of 154 older person accommodation bedspaces**⁶.
- 4.2. A further 214 residential homes were granted reserved matters permission.
- 4.3. A net gain of 644 new homes and 88 older person accommodation bedspaces have been completed in the district.
- 4.4. There have been 7,575 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 589 new dwellings, 211 older person accommodation bedspaces and 196 student bedspaces were under construction.

Strategic sites

- 4.6. This year we have seen the completion of **353 new homes** on our strategic sites.
- 4.7. In total **95 new homes** have been granted permission on these sites during the monitoring year⁷.
- 4.8. A further **128 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 2023. Further information, including recent updates, is available in the [Appendix F: Housing Land Supply Statement](#).

⁶ Please note these figures include permissions from full, lawful, outline or prior approval permissions.

⁷ Please note this figure includes permissions from full, hybrid or outline permissions but not reserved matters.



Map 4.1: Strategic Sites in the District

	Planning Application Submitted	Granted Planning Permission and S106 Signed	Work On Site Commenced	Completions
1: South Canterbury	Hybrid application granted. S106 signed Jun 2023.			
2: Land at Broad Oak (Northern Section)	Hybrid application granted. S106 signed Mar 2021. Completions: 31/456 (residential units).			
2: Land at Sturry (Southern Section)	Outline application granted. S106 signed Mar 2021.			
3: Land at Hillborough, Herne Bay (Parcel A)	Hybrid application granted. S106 signed Nov 2021. Works started on site 2022.			
3: Land at Hillborough, Herne Bay (Parcel B)	Outline application granted. S106 signed Mar 2021.			
3: Land at Hillborough, Herne Bay (Parcel C)	Outline application being considered.			
4: Land at Herne Bay Golf Course	Hybrid and all housing reserved matters applications granted. S106 signed Sep 2015. Completions: 468/568 (residential units) and care home.			
5: Land at Strode Farm, Herne Bay	Hybrid and reserved matters applications granted. S106 signed Aug 2018.			
6: Land at Greenhill, Herne Bay	Hybrid and reserved matters applications granted. S106 signed Oct 2020. Works started on site 2021.			
7: North of the Thanet Way, Whitstable	Outline and all housing reserved matters applications granted. S106 signed Oct 2016. Completions: 74/400 (residential units).			
8: Land North of Hersden	Outline application being considered.			
9: Land at Howe Barracks	Hybrid and two reserved matters applications granted. S106 signed Dec 2015. Completions: 312/500 (residential units).			
10: Land at Ridlands Farm and Langton Field, Canterbury	No application currently submitted.			
11: Land at Cockerling Farm, Thanington (Parcel A)	Outline application, and Phase 1 and 1b reserved matters granted. S106 signed Jul 2016. Completions: 148/750 (residential units).			
11: Land at Cockerling Farm, Thanington (Parcel B)	Outline application granted. S106 signed Nov 2018.			
12: Land South of Ridgeway, Whitstable	Hybrid application, and all housing reserved matters granted. S106 signed Oct 2019. Completions: 4/300 (residential units).			

Figure 4.1: Brief update on the status of the strategic sites as of 31st March 2023⁸

⁸ Further updates on the sites, since March 2023, 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. Now that the adopted Local Plan is over 5 years old, the Local Housing Need figure derived from the standard methodology should be used.
- 4.12. We can demonstrate a **housing land supply of 4.48 years**. Further information is set out within the council's [Appendix F: Housing Land Supply Statement](#).
- 4.13. Figure 4.2 demonstrates housing completions since the start of the CDLP period in 2011/12 and future projected completions:
- housing requirement, which starts as the stepped approach of the CDLP and then changes to the LHN in blue
 - completions for each monitoring year since the base date of the Local Plan (2011/12 - 2022/23) in red⁹
 - 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

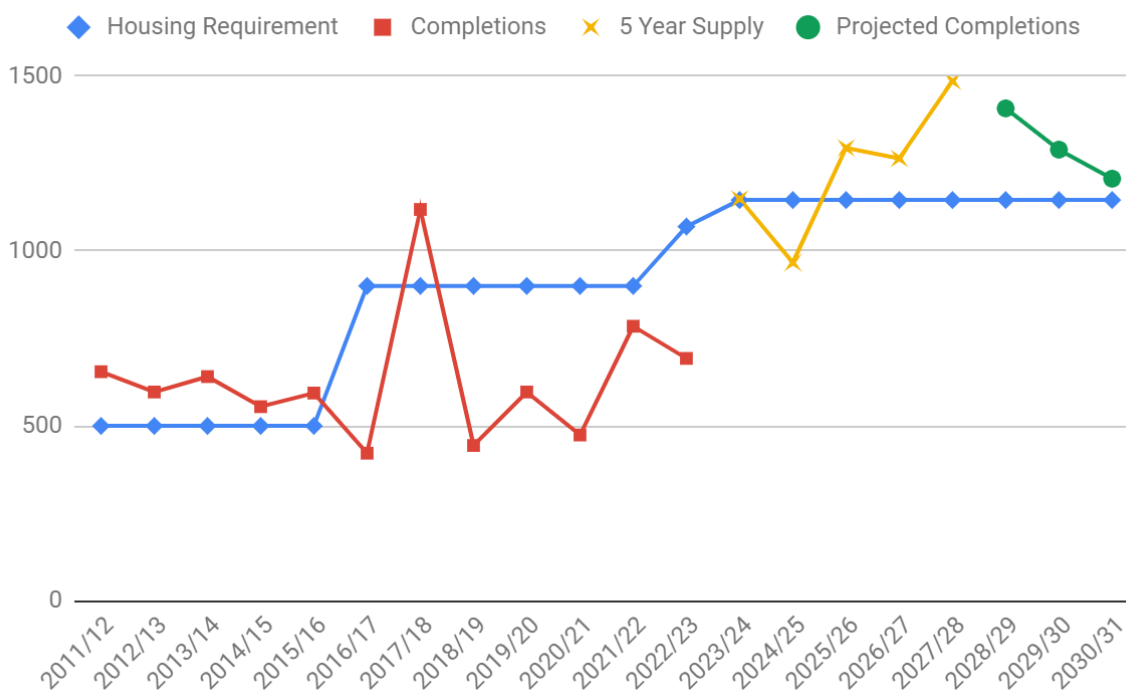


Figure 4.2: Housing land supply trajectory

⁹ Further breakdown of completion data is available in Appendix B: Completion data table, of Appendix F: Housing Land Supply Statement

Housing Delivery Test

- 4.14. 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.
- 4.15. Our HDT result for 2022/23 is 72%. Further information can be found in the [Appendix F: Housing Land Supply Statement](#).

Affordable housing

- 4.16. Table 4.1 below shows the number of affordable homes completed and transferred to a registered provider. This year that was 158 dwellings, of which 57 were affordable rent, 31 were social rent and 70 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
2022/23	57	70	31	158
Total	373	379	319	1,071

- 4.17. We have also granted permission for 119 new affordable homes this year¹⁰.
- 4.18. CDLP Policy HD2 seeks provision of 30% affordable housing on qualifying sites. Between April 2015 and the end of March 2023, around 24% affordable housing has been granted planning permission across all eligible sites.

¹⁰ Please note this figure includes permissions from full, lawful, outline or prior approval permissions.

4.19. Additional affordable housing is also being brought forward outside of section 106 agreements meaning there are around 2,700 affordable homes currently anticipated to be built.

Housing mix

4.20. 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.

4.21. 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	61	141	110	92
	Percentage mix of market completions	15%	35%	27%	23%
Completed market dwellings	Mix of units	26	166	155	172
	Percentage mix of market completions	5%	32%	30%	33%

4.22. 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 housing¹¹

		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	16	68	29	6
	Percentage	13%	57%	24%	5%
Completed affordable dwellings	Mix of units	41	72	77	7
	Percentage	21%	37%	39%	4%

Housing in multiple occupation

- 4.23. 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.
- 4.24. 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

- 4.25. 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.
- 4.26. An update was issued as part of a planning appeal¹² where the short term need increased to 18 pitches, and the overall need to **30 pitches**.
- 4.27. Between 2017/18 and 2021/22 there have been 23 completed pitches.

¹¹ 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.

¹² Planning application reference number CA//19/01901

Table 4.4: Gypsy and traveller completions between 2017/18 and 2022/23.

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
2022/23	CA//18/00706	Caravan A, 9A Shalloak Road, Broad Oak, Sturry	10
Total			23

4.28. We have a 5-year Gypsy and Traveller supply position of **5.25 years**.

Table 4.5: Gypsy and Traveller 5-year supply position

Total need (2017/18 - 2036/37)	30
Short term requirement (2017/18 - 2021/22)	18
Long term requirement (2022/23 - 2036/37)	12
2022/23 - 2036/37 yearly requirement (15 years)	0.8
Need requirement for 2017/18 - 2022/23 ¹³	18.8
Completions (2017/18 - 2022/23)	23
Residual need or if negative over supply	-4.2
Next 5 years need (5 x long term need)	4
Oversupply of completions	4.2
Supply (granted permissions not completed)	0
5 Year supply	5.25

¹³ This is all of short term need and one year of long term need requirement

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 2023, there were nine entries on Part 1 of the register and one entry 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 2022 to March 2023 the council has granted 19 CIL self build exceptions. The council is working to ensure that enough plots are provided in order to meet the requirements.

Brownfield Land Register

- 4.32. 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.
- 4.33. 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](#).
- 4.34. As of March 2023 there were 34 sites still live on the Brownfield Land Register.

5. Employment and town centres

Commercial delivery

- 5.1. We have granted permission for a net 60,006 sqm of commercial floorspace this year. This is made up of a total gain of 74,835 sqm and a total loss of 14,830 sqm¹⁴.
- 5.2. This year we have also seen a net total of 52,342 sqm of commercial floorspace delivered in the district. This is made up of a total gain of 71,566 sqm and a total loss of 19,224 sqm¹⁵.
- 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 38,892sqm of employment floorspace this year. This is made up of a total gain of 40,832sqm and a total loss of 1,940sqm¹⁶.

¹⁴ Please note these figures include permissions from full, lawful, outline or prior approval permissions, and are rounded to the nearest whole number.

¹⁵ Please note these figures are rounded to the nearest whole number.

¹⁶ Please note these figures include permissions from full, lawful, outline or prior approval permissions, and are rounded to the nearest whole number.

- 5.8. A breakdown of the net change in the different use classes of employment land over time is identified in Figure 5.1. The large increase in 2022/23 of B2 was caused by granting a lawful development certificate to Sturry Quarry for a long-established use that had already been occurring (general industrial) on the site. As the use was already occurring, no new loss of greenfield was caused by granting this certificate.
- 5.9. Therefore, this year we have seen a total gain of 45,086 sqm of employment space delivered in the district and a loss of 9,419 sqm of existing space.
- 5.10. This means a net total of 35,667 sqm of employment floorspace was delivered in the district this year.

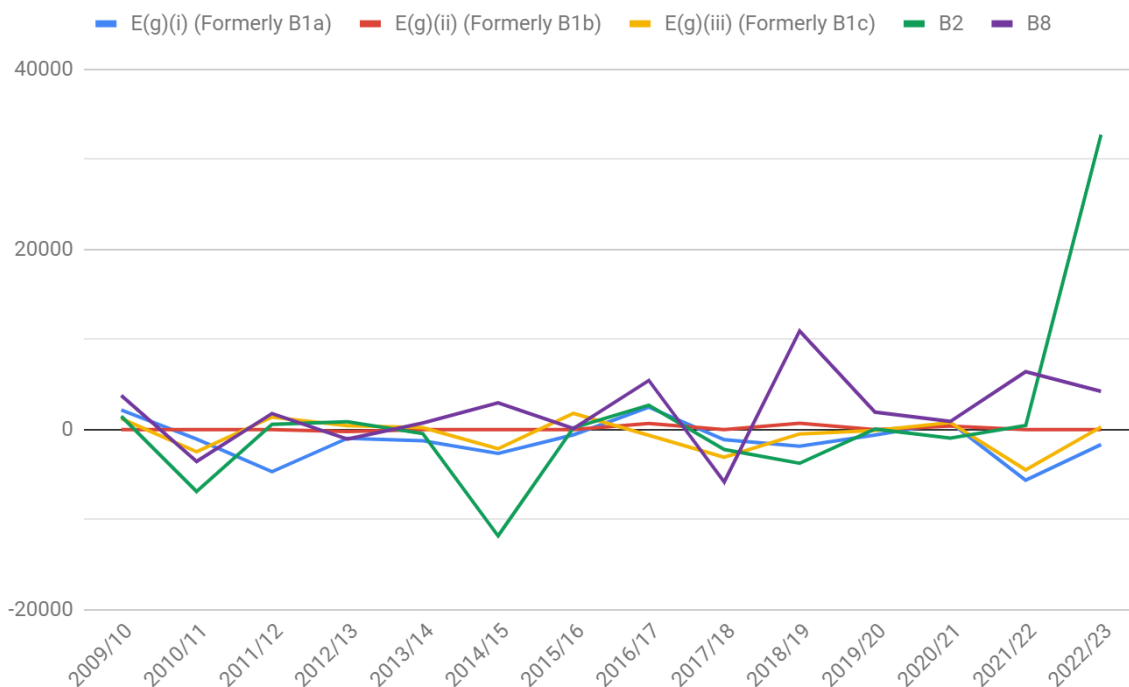


Figure 5.1: Net change in employment floorspace

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.

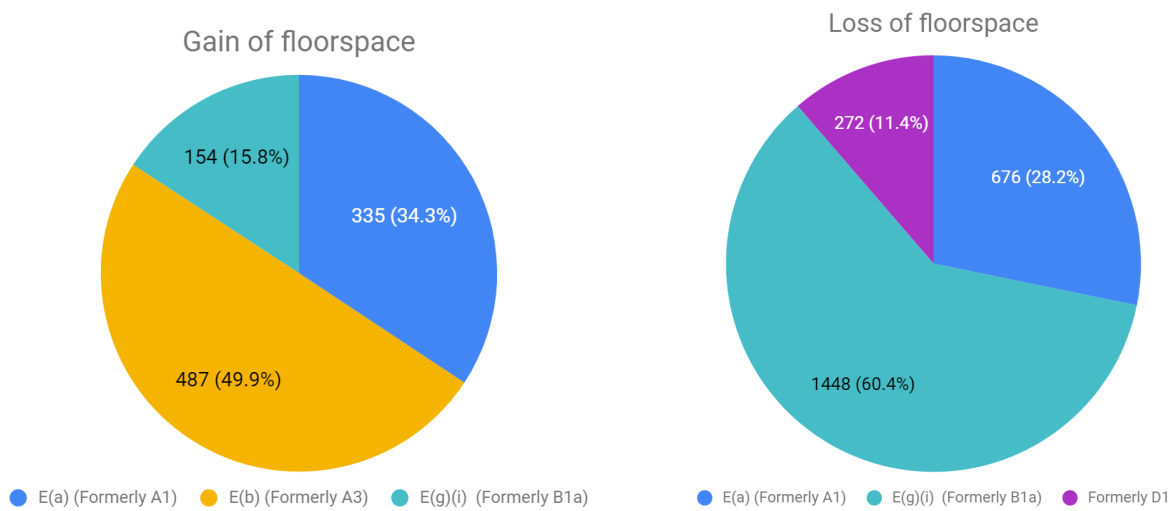


Figure 5.2: Gain and loss of floorspace in Canterbury city centre

Whitstable town centre

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

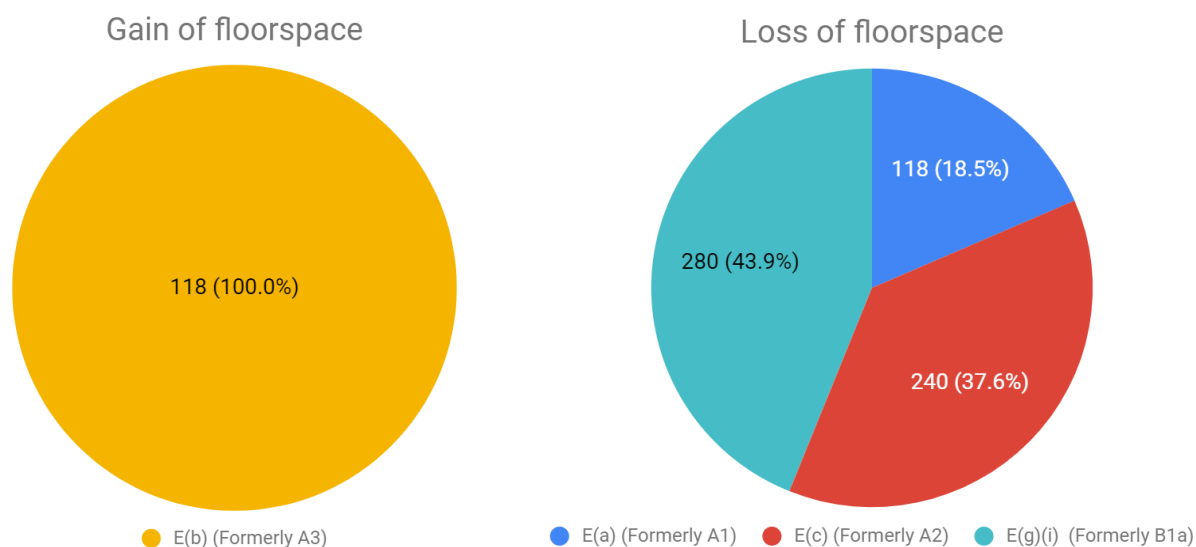


Figure 5.3: Gain and loss of floorspace in Whitstable town centre

Herne Bay town centre

- 5.14. This year, Herne Bay gained 1122 sqm of E(a) (Formerly A1) and lost 402 sqm of Sui Generis (Formerly A4).

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.
Whitstable	The Warehouse, Sea Street	Planning permission has been granted for 7 holiday lets, 8 townhouses and a commercial/community building. As of March 2021 the site has been recorded as complete.
	Whitstable Harbour	Development is progressing in line with the Whitstable Harbour Strategic Plan (February 2017). The former quayside warehouse on the South Quay has been completely refurbished as a retail/entertainment centre. You can find more information on the Whitstable Harbour Strategic Plan here .

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 0.52 ha of agricultural land has been converted into campsite and 7.55 ha has been converted into land for equine use.

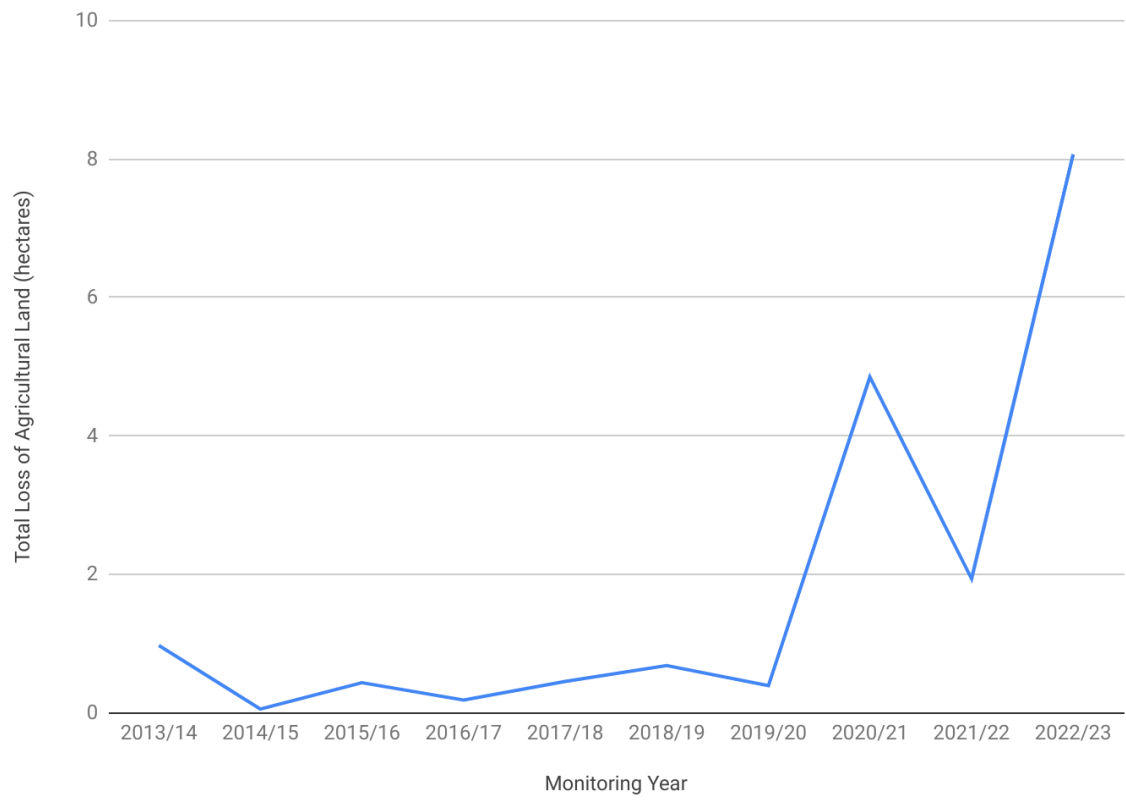


Figure 5.5: Agricultural land lost since 2013/14

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 2024.

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. Usage across most stations dipped in 2019/20 and 2020/21, due to the Covid-19 pandemic. 2021/22 usage has rebounded to a degree but remains below pre-pandemic levels.

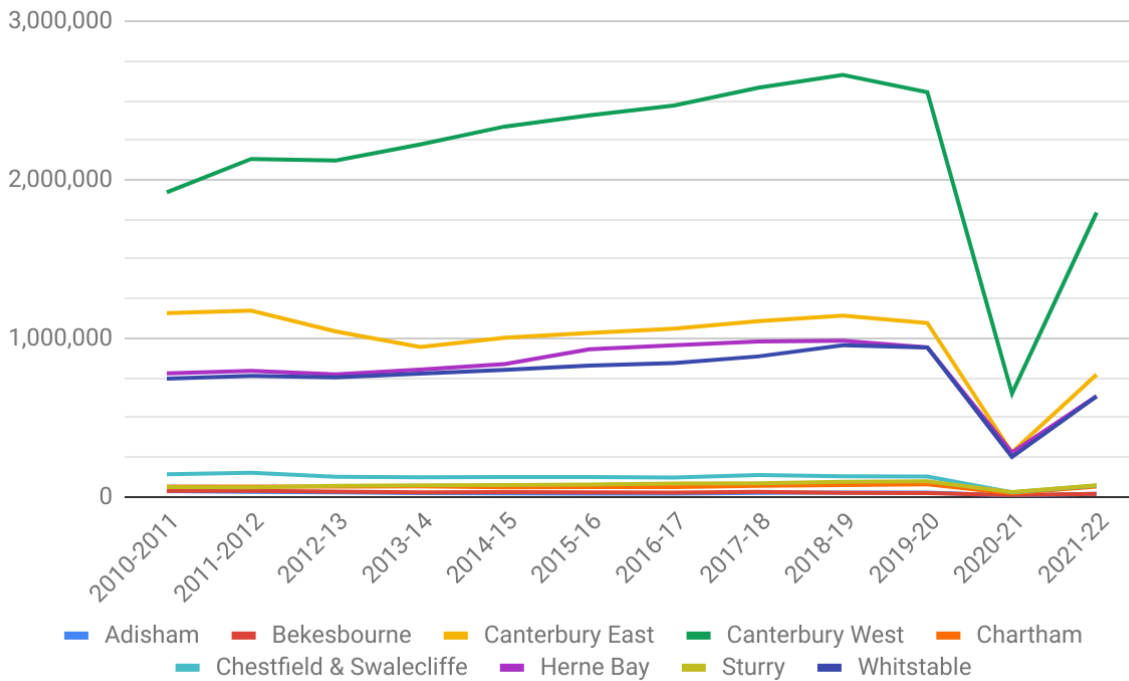


Figure 6.1: Passenger entries and exits per year for stations in the District.

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 14 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 over 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.

Park & Ride use Jan 2002 to Dec 2023

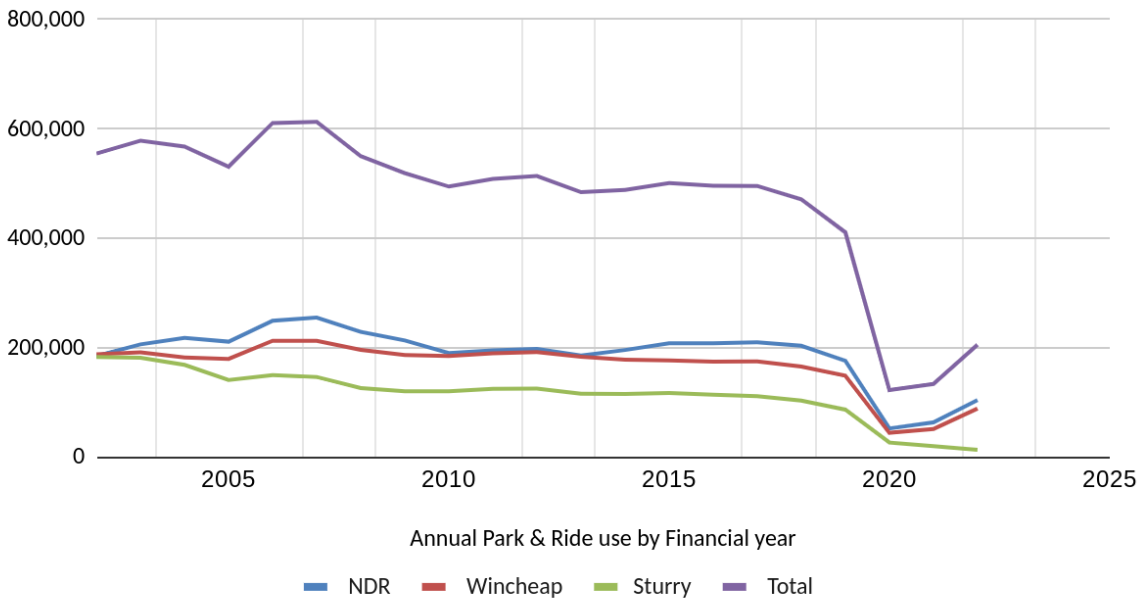


Figure 6.2: Number of daily vehicle use of Park and Ride since 2002.

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.

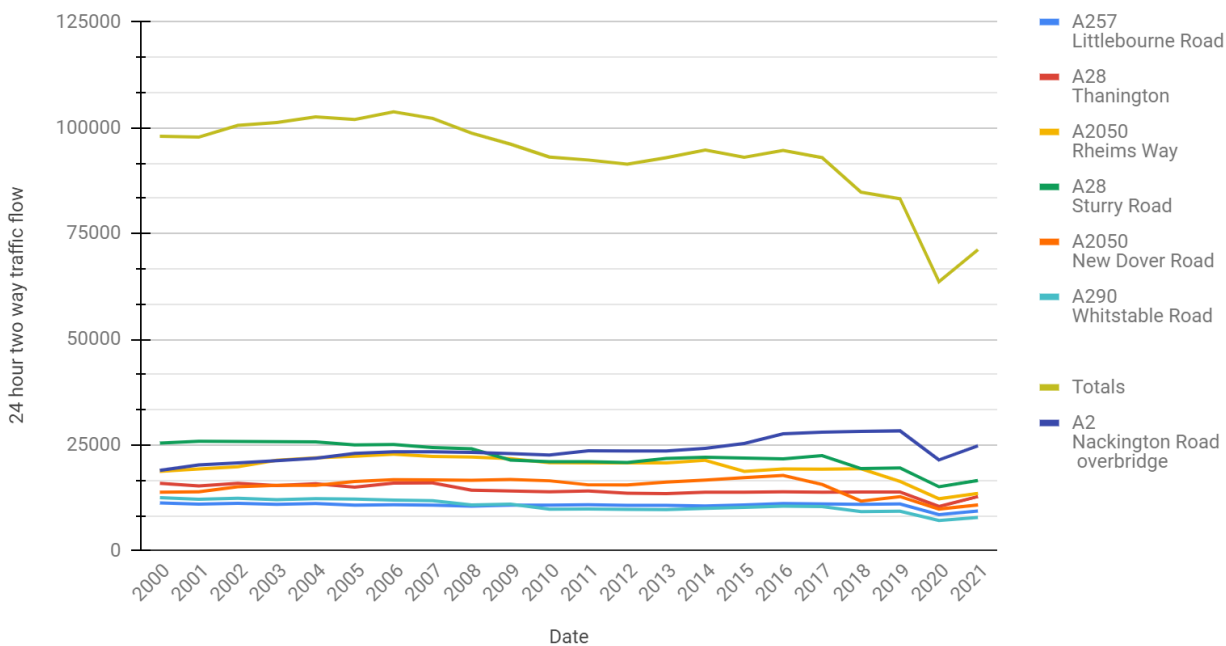


Figure 6.3: Annual Average Daily Traffic flow on A roads within the district

Electric charging points

- 6.12. Six new dual electric vehicle charging points were installed in three different city council car parks within this monitoring year.

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. The new Canterbury Conservation Area Appraisal and Management Plan were 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 go to consultation and then later be adopted in 2024.
- 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. During the 2022-23 period, the Climate Change Action Plan continued to progress as projects were implemented across the organisation. Progress against the plan has been driven primarily by research and wider evidence building, with one successful bid to the Public Sector Decarbonisation Scheme (PSDS).
- 7.16. The deep retrofit project at St Peters Place (the Elvis house) is underway, part-funded by the UK Shared Prosperity Fund (UKSPF) and part-funded by the council. UKSPF funding must be spent by the end of March 2024. This project will be groundbreaking for the council, providing lessons to inform future decarbonisation approaches of council housing stock and adding value to future bids for external funding.
- 7.17. The council has hired an Assets Officer to lead on the decarbonisation of our council housing stock, inherited from East Kent Housing. EPC surveys must be undertaken to acquire this data before bids can be made to the Social Housing Decarbonisation Scheme.
- 7.18. The council has had a successful bid for the PSDS, securing £644,000 to decarbonise Kingsmead Leisure Centre. The decarbonisation work involves the replacement of a large gas boiler, providing low-carbon heating for the new wet change area using underfloor heating, and new hot water and warm air systems, all using high-efficiency air source heat pumps.

- 7.19. The office relocation project is progressing as planned. The staff of Canterbury City Council will be leaving the current Military Road offices for retrofitted offices in Whitefriars. The new offices will have tight sustainability targets to support our progress to net zero as an organisation by 2030. The expectation is that offices will be ready to move into in 2024.
- 7.20. A new policy for sustainable design has been developed for the new local plan. This includes a requirement for developers to achieve net zero for all new major residential and commercial developments. If this standard is not achieved, they will be required to make a Section 106 contribution to a net zero fund. This policy will carry significant weight for the district in meeting net zero commitments.

Air quality

- 7.21. Road traffic emissions producing nitrogen dioxide along major roads are the main source of air quality issues.
- 7.22. In Canterbury, the city centre roads suffer from significant congestion in peak hours. Particular areas of concern are alongside Wincheap and a junction off Herne.
- 7.23. 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.
- 7.24. 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. The AQAP is currently under review.
- 7.25. 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 next review of the AQAP.
- 7.26. Canterbury City Council has completed a number of direct measures during the year in pursuit of improving local air quality including:
- A continuing programme of installation of EV chargers, both in residential on-street parking bays and in the councils off-street car parks
 - Anti idling work continues as part of Operation Safety Net, school safety focused operations. Signs have been placed at other hotspots such as hospitals and by some shops

- Feasibility of introducing a low emission zone in Canterbury City Centre to be explored within new transport plans
- A review of Park and Ride bus service to include consideration of air quality issues such as low emission buses, routes to train stations etc while reviewing new transport plans

Sport strategies

- 7.27. 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 meets regularly to discuss the playing pitch strategy and future priorities.

Playing pitch need assessment and strategy

- 7.28. 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.

- 7.29. 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](#).

- 7.30. The headline changes in provision this year are:

- CA/22/01631 - lawful development certificate for the proposed replacement of nets at the Street End Cricket Club, Street End, Lower Hardres
- CA/22/00952 - granted permission for the installation of a multi-use games area at 56 New Dover Road

- CA/22/02184 - granted permission for two multi-use games areas at Canterbury High School.
- Completion of three tennis courts and two netball courts at Kent College.

Indoor built sports facilities need assessment and strategy

7.31. 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.

7.32. 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](#).

7.33. The headline changes in provision this year are:

- CA/22/003161 - granted permission for a three storey side extension for use as a gym at the John Wilson Business Park, Chestfield.
- CA/22/00938 - granted permission for a wet change area and fitness studio at Kingsmead Leisure Centre, Canterbury
- CA/22/01935 - granted permission for a gym and studio at St Lawrence Cricket Ground, Old Dover Road, Canterbury
- CA/22/01984 - granted permission for a fitness studio at Whitstable Swimming Pool, Tower Parade, Whitstable
- New changing places facility completed at the Herons Leisure Centre
- Completion of the Christ Church Sports Centre.

Waste management

7.34. The council aims to recycle as much waste as possible. In 2020/21 Canterbury produced a total of 55,392 tonnes of waste.

- 7.35. This figure consists of kerbside, bring banks and third party organisations and contributes 8.16% of Kent’s total waste figure.
- 7.36. The Kent Resource Partnership collects and deals with what happens with discarded household materials afterwards.
- 7.37. 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.

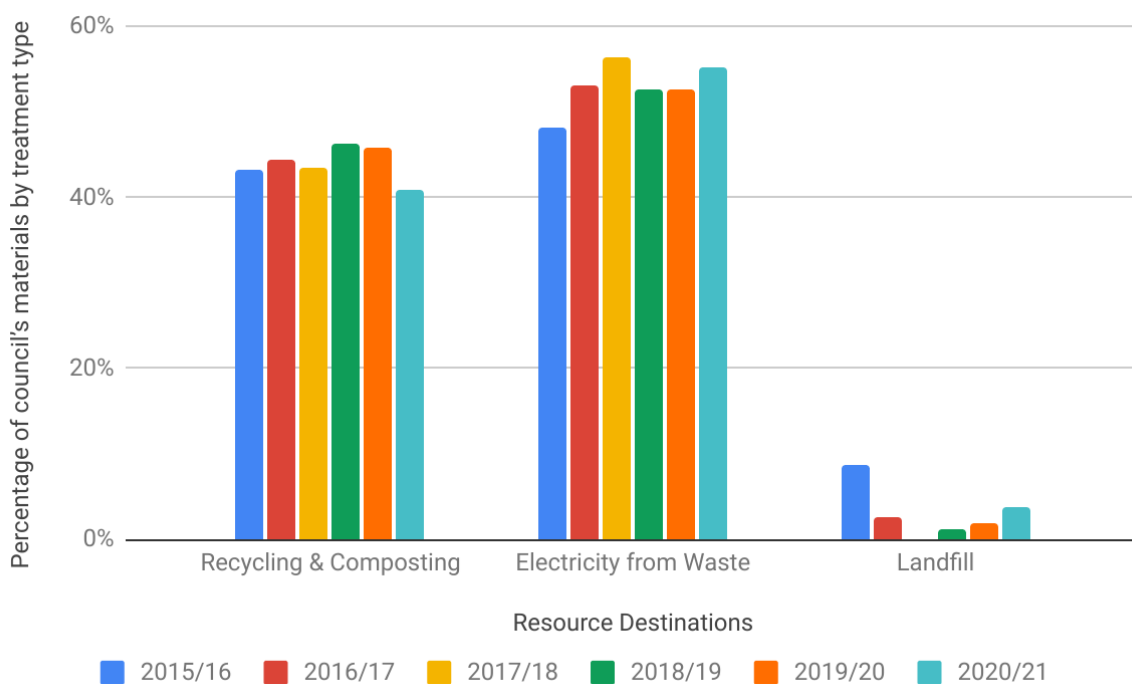


Figure 7.1: The percentage of the council's materials disposed of by different methods.

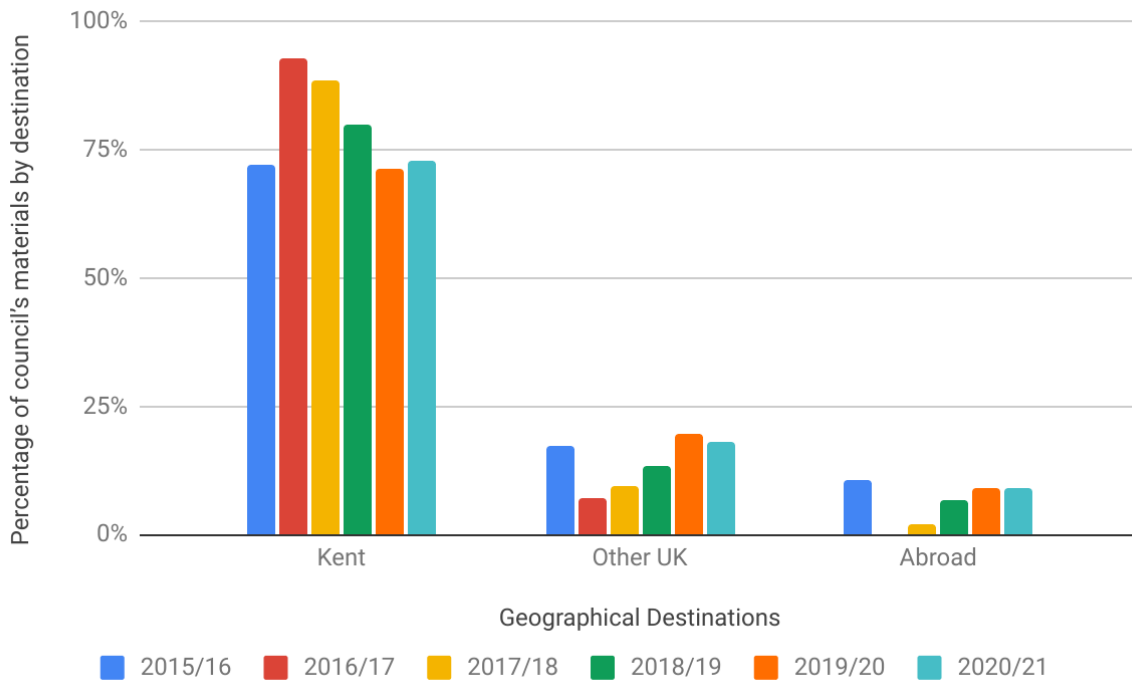


Figure 7.2: The percentage of the council's materials disposed of in different locations.

8. Appendices

Appendix A: Duty to cooperate

Meetings attended by CCC Officers with duty to cooperate partners between 1st April 2022 to 31st March 2023. 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
05/04/2022	Health infrastructure issues and implications for Local Plan	Clinical Commissioning Group	Information sharing and updates
20/04/2022	East Kent wide Local Plan and policy matters	East Kent DtC Group	Information sharing and updates
21/04/2022	SoCG on A2 issues	CCC, DDC, SBC, KCC	Discussion on SOCG draft
22/04/2022	Management of North Kent Marshes SAMMS Scheme	RSPB, Natural England, Swale Borough Council, Medway City Council, Kent Wildlife Trust, Gravesham Borough Council, KCC	Project management and updates including discussing the KWT Consultancy Monitoring Report.
25/04/2022	Nutrient Neutrality	Kent Nutrient Neutrality Working Group	Information sharing and updates
26/04/2022	Discuss older person accommodation	Kent County Council	Update on KCC's preferred approach to older person accommodation and information sharing.
02/05/2022	Nutrient Neutrality	EA, ABC	Information sharing and updates
05/05/2022	Gypsy and Traveller sub group	Kent and Medway LPAs	Update on each Local Authorities evidence and Local Plan progression in relation to gypsy and travellers, including discussions about transit sites. Further meetings arranged.
06/05/2022	Kent Chief Planners	Kent and Medway LPAs	Information sharing and updates including on Town Centre Strategies and biodiversity net gain.

Date	Purpose	Attendees (s) / Group	Outcome
11/05/2022	Monthly Infrastructure Delivery Plan catch-up	KCC	Information sharing on latest infrastructure issues and implications for new Local Plan
19/05/2022	SoCG on A2 issues	CCC, DDC, SBC, KCC	To finalise SOCG
20/05/2022	Kent wide Local Plan and policy matters	Kent Planning Policy Forum	Information sharing and updates
06/06/2022	Nutrient Neutrality	EA, ABC	Information sharing and updates
08/06/2022	Monthly Infrastructure Delivery Plan catch-up	KCC	Information sharing on latest infrastructure issues and implications for new Local Plan
09/06/2022	CCC and Canterbury Society regarding the Local Plan	Canterbury Society	Discussion on the Society's representations on the Local Plan
10/06/2022	Update on Broad Oak reservoir proposals	South East Water	Information sharing and updates
10/06/2022	Management of Thanet SAMMs Scheme	Thanet District Council Natural England	Project update including hosting Mitigation Meet Up event.
14/06/2022	Kent Chief Planners	Kent and Medway LPAs	Information sharing and updates including on Transport for the South East and tree lined streets.
15/06/2022	Update on transport modelling	KCC	Information sharing and updates
15/06/2022	Health infrastructure issues and implications for Local Plan	Clinical Commissioning Group	Information sharing and updates
16/06/2022	Transportation Strategy	KCC/ CCC	Information sharing on modelling and progress
30/06/2022	SoCG on A2 issues	CCC, DDC, SBC, KCC	To finalise SOCG
01/07/2022	Update on Broad Oak reservoir proposals	South East Water	Information sharing and updates
11/07/2022	Rail infrastructure issues and implications for Local Plan	Network Rail	Information sharing and updates
13/07/2022	Monthly Infrastructure Delivery Plan catch-up	KCC	Information sharing on latest infrastructure issues and implications for new Local Plan
13/07/2022	Pollinator Action Plan	CCC, KSCP, KCC,	Information sharing and collaboration

Date	Purpose	Attendees (s) / Group	Outcome
	working group	Bumblebee Conservation Trust, Local councillor	on the Pollinator Action Plan document. Addition of pollinator points to draft Local Plan
15/07/2022	Kent wide Local Plan and policy matters	Kent Planning Policy Forum	Information sharing and updates
21/07/2022	East Kent wide Local Plan and policy matters	East Kent DtC Group	Information sharing and updates
22/07/2022	Nutrient Neutrality	Kent Nutrient Neutrality Working Group	Information sharing and updates
26/07/2022	Transportation Strategy	KCC/ CCC	Information sharing on modelling and progress
29/07/2022	Management of North Kent Marshes SAMMS Scheme	RSPB, Natural England, Swale Borough Council, Medway City Council, Kent Wildlife Trust, Gravesham Borough Council, KCC	Project management and updates including update on ranger recruitment
29/07/2022	Discuss environmental issues concerning the North Kent Local Authorities	North Kent Environmental Planning Group	Information sharing and environmental related information updates including update on the Seasalter and Blean Projects
09/08/2022	To discuss older person accommodation in the District	KCC	Information sharing on the draft Local Plan and advice as to what evidence KCC can provide to help inform older person accommodation policies in the draft Local Plan.
10/08/2022	Monthly Infrastructure Delivery Plan catch-up	KCC	Information sharing on latest infrastructure issues and implications for new Local Plan
11/08/2022	SOCG	Dover District Council	Review updates to SOCG
11/08/2022	Transport Modelling	KCC	Information sharing
20/08/2022	Pollinator Action Plan working group	CCC, KSCP, KCC, Bumblebee Conservation Trust, Local councillor	Progress on Pollinator Action Plan draft text
31/08/2022	CCC & CAST regarding the Local Plan	CAST	Discussion on sustainable transport

Date	Purpose	Attendees (s) / Group	Outcome
07/09/2022	Update on Broad Oak reservoir proposals	South East Water	Information sharing and updates
09/09/2022	Discuss older person accommodation	Kent County Council	Information sharing and ongoing discussions particularly around extra care accommodation.
09/09/2022	Discuss biodiversity projects	Kent Wildlife Trust	Information sharing and updates
13/09/2022	Transport modelling	KCC	Information sharing
14/09/2022	Monthly Infrastructure Delivery Plan catch-up	KCC	Information sharing on latest infrastructure issues and implications for new Local Plan
20/09/2022	Transportation Strategy	KCC/ CCC	Information sharing on modelling and progress
23/09/2022	Kent wide Local Plan and policy matters	Kent Planning Policy Forum	Information sharing and updates
04/10/2022	Transportation Strategy	KCC/ CCC	Information sharing on modelling and progress
07/10/2022	Transportation Strategy	CCC, Stagecoach	Information sharing and discussion on transport strategy
12/10/2022	Monthly Infrastructure Delivery Plan catch-up	KCC	Information sharing on latest infrastructure issues and implications for new Local Plan
14/10/2022	Health infrastructure issues and implications for Local Plan	CCC/ NHS Integrated Care Board/ Whitstable Medical Practice	Information sharing and updates
19/10/2022	SoCGs - DDC Local Plan	DDC, TDC	Information sharing and updates
19/10/2022	DDC Local Plan	DDC	Information sharing and updates
07/11/2022	Nutrient Neutrality	ABC, KCC, HBF	Information sharing and updates
15/11/2022	Transportation Strategy	KCC/ CCC	Information sharing on modelling and progress
17/11/2022	East Kent wide Local Plan and policy matters	East Kent DtC Group	Information sharing and updates
25/11/2-22	Kent wide Local Plan and policy matters	Kent Planning Policy Forum	Information sharing and updates
28/11/2022	DDC Local Plan	DDC	Information sharing and updates

Date	Purpose	Attendees (s) / Group	Outcome
28/11/2022	Transportation Strategy	TfSE	Information sharing and updates
29/11/2022	Transportation Strategy	KCC/ CCC	Information sharing on modelling and progress
07/12/2022	Transportation Strategy	National Highways	Information sharing and updates
08/12/2022	Transportation Strategy	DDC, KCC	Information sharing and updates
21/12/2022	Health infrastructure issues and implications for Local Plan	CCC/ NHS Integrated Care Board/ Whitstable Medical Practice	Information sharing and updates
13/12/2022	Transportation Strategy	KCC/ CCC	Information sharing on modelling and progress
13/12/2022	Monthly Infrastructure Delivery Plan catch-up	KCC	Information sharing on latest infrastructure issues and implications for new Local Plan
21/12/2022	Health infrastructure issues and implications for Local Plan	CCC/ NHS Integrated Care Board	Information sharing and updates
05/01/2023	Update on Broad Oak reservoir proposals	South East Water	Information sharing and updates
10/01/2023	Transportation Strategy	KCC/ CCC	Information sharing on modelling and progress
12/01/2023	Local Nature Recovery Strategies	Natural England	Gathered an understanding on the expectations in relation to the introduction of Local Nature Recovery Strategies
07/02/2023	Transportation Strategy	KCC/ CCC	Information sharing on modelling and progress
08/02/2023	Management of North Kent Marshes SAMMS Scheme	RSPB, Natural England, Swale Borough Council, Medway City Council, Kent Wildlife Trust, Gravesham Borough Council, KCC	Project management and updates including discussion around additional training for planning teams and new councillors.
08/02/2023	Discuss environmental issues concerning the North Kent Local Authorities	North Kent Environmental Planning Group	Information sharing and environmental related information updates including update Local Nature Recovery Strategies and the Government Improvement Plan
21/02/2023	Transportation Strategy	KCC/ CCC	Information sharing on modelling and

Date	Purpose	Attendees (s) / Group	Outcome
			progress
22/02/2023	Monthly Infrastructure Delivery Plan catch-up	KCC	Information sharing on latest infrastructure issues and implications for new Local Plan
23/02/2023	East Kent wide Local Plan and policy matters	East Kent DtC Group	Information sharing and updates
07/03/2023	Monthly Infrastructure Delivery Plan catch-up	KCC	Information sharing on latest infrastructure issues and implications for new Local Plan
10/03/2023	Discuss the protection of Turtle Doves within the District	RSPB	Explored opportunities to incorporate the protection of Turtle Doves into the Local Plan process
20/03/2023	Management of North Kent Marshes SAMMS Scheme	RSPB, Natural England, Swale Borough Council, Medway City Council, Kent Wildlife Trust, Gravesham Borough Council, KCC	Project management updates and discussion over revisions to the MoU
21/03/2023	Monthly Infrastructure Delivery Plan catch-up	KCC	Information sharing on latest infrastructure issues and implications for new Local Plan

Appendix B: Employment floorspace

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

Year	E(g) (i) (Formerly B1a)	E(g) (ii) (Formerly B1b)	E(g) (iii) (Formerly B1c)	B2	B8
2009/10	4,992	0	2,882	1,488	3,807
2010/11	2,278	0	844	2,083	705
2011/12	418	0	2,459	657	2,123
2012/13	272	0	1,147	1,212	259
2013/14	1,463	0	657	0	1,158
2014/15	719	0	524	270	4,536
2015/16	317	0	2,627	286	414
2016/17	4,131	676	246	3,369	6,178
2017/18	1,304	0	432	588	2,372
2018/19	804	701	1,804	0	13,786
2019/20	220.1	0	0	66	2,737
2020/21	1015.6	386	774	0	925
2021/22	859.2	0	1,512	470	7,237
2022/23	225	0	2,964	35,477	6,420

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
2022/23	-1,660	0	299	32,771	4,256

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
2022/23	Gains	3153	249	3303	76	79	225	42	2339
	Net	1288	-78	3113	-326	79	-1660	-230	1385

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
2022/23	Gains	335	0	487	0	0	154	0	0
	Net	-341	0	487	0	0	-1294	-272	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
2022/23	Gains	1122	0	0	0	0	0	0	0
	Net	1122	0	0	-402	0	0	0	0

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

Year	Total amount of floorspace	E(a) (Formerly A1)	E(c) (Formerly A2)	E(b) (Formerly A3)	Sui Generis (Formerly A4)	Sui Generis (Formerly A5)	E(g)(i) (Formerly B1a)	Formerly D1	Formerly D2
2010/11	Gains	161	0	132	0	0	224	145	0
	Net	161	-67	132	0	-76	-291	145	0
2011/12	Gains	126	90	330	1,206	59	0	0	0
	Net	126	90	330	1,206	59	-142	-67	-1,206
2012/13	Gains	76	0	0	0	0	0	0	0
	Net	-9	0	0	0	0	0	0	0
2013/14	Gains	8	0	0	45	0	0	0	0
	Net	-82	0	0	45	0	0	0	0
2014/15	Gains	296	0	0	0	0	0	0	0
	Net	296	0	0	0	0	0	0	0
2015/16	Gains	3	0	0	0	0	0	0	0
	Net	3	0	0	0	0	0	0	0
2016/17	Gains	207	0	60	0	35	0	0	0
	Net	158	0	60	0	35	0	-45	0
2017/18	Gains	363	85	445	0	0	0	0	0
	Net	-546	-64	424	-250	0	0	-71	0
2018/19	Gains	100	112	146.2	0	22.6	0	0	0
	Net	66	112	146.2	-112	22.6	-128	0	0
2019/20	Gains	0	0	91	219.7	0	85	0	0
	Net	-105.3	0	91	-122.4	0	85	0	0
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
2022/23	Gains	0	0	118	0	0	0	0	0
	Net	-118	-240	118	0	0	-280	0	0

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:

- Installation of a multi-use games area at 56 New Dover Road
- Two multi-use games areas at Canterbury High School

Site ID	Site	Sport	Recommended actions in PPS	2021/22 Update	2022/23 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	Ongoing
4	Barton Court Grammar School	Football	Improve quality and explore opportunities to establish community use.	Long term action	Long term action
		Rugby union	Retain for curricular use and improve quality as required.	Ongoing	Ongoing
		Tennis	Retain for curricular use.	Ongoing	Ongoing

		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	Ongoing
		Tennis	Retain for curricular use.	Ongoing	Ongoing
		Netball	Retain for curricular use.	Ongoing	Ongoing
		Athletics	Ensure the appropriate permit and licence is maintained to allow continued use of the track to host competitions.	Long term action	Long term action
59	Canterbury Academy Trust Campus (Primary School)	Tennis	Improve quality in order to maximise pay and play opportunities.	Medium term action	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)	Completed
-	Canterbury Golf Club	Golf	Protect and maintain provision.	Ongoing	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	Medium term action
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	Long term action
		Cricket	Further explore opportunities to establish secure community use if demand is identified in the future.	Medium term action	Medium term action
		Rugby union	Sustain quality and retain for school use.	Ongoing	Ongoing
		Hockey	Retain to deliver and accommodate school hockey and utilise for adhoc/overspill community hockey as required.	Long term action	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	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	Long term action

		Tennis	Sustain quality and further explore opportunities to establish secure community use if local demand exists.	Long term action	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	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	Ongoing
		Tennis	Retain for curricular use and improve quality as required.	Ongoing	Ongoing
42	St Anselms RC School	Football	Retain for curricular use and improve quality as required.	Ongoing	Ongoing
		Rugby union	Improve quality as required. No demand for community use.	Ongoing	Ongoing
		Tennis	Retain for curricular use and improve quality Completed as required.	Ongoing	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	Long term action

55	Thanington Recreation Ground	Football	Improve quality to accommodate additional demand.		Application submitted for FA's Pitch Power funding (Oct 23). Looking for a change of pitch provision at site to 2x 5v5 pitches, 2x 7v7 pitches, and 2x 9v9 pitches for Rising Stars.
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	Ongoing
62	The Orchard School	Football	Retain for curricular use	Ongoing	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	Application submitted for FA's Pitch Power funding (Oct 23).
		Tennis	Improve court quality and consider resurfacing to encourage greater recreational usage.	Medium term action	Medium term action
		Beach court	Sustain court to meet demand.	Ongoing	Ongoing
		Cricket	Explore the feasibility of future utilisation to alleviate overplay.	Medium term action	Medium term action
82	St John's CofE Primary School Canterbury	Hockey	Retain for curricular use.	Ongoing	Ongoing
85	St Stephen's Junior School	Football	Retain and improve for curricular use as required.	Ongoing	Ongoing
88	St Nicholas School	Hockey	Retain for curricular use.	Ongoing	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	Site under construction
Herne Bay action plan					
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.	Received Cabinet approval to go out to consultation on disposing of Burton Downs so it can be a 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	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	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	Ongoing
		Cricket	Retain for curricular use and improve quality as required.	Ongoing	Ongoing
		Rugby union	Retain for curricular use and improve quality as required.	Ongoing	Ongoing

		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	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	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	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	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	Long term action
		Tennis	Sustain courts quality through current maintenance regime.	Ongoing	Ongoing
		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	Medium term action
20	Herne CE Junior School	Football	Work with the school to secure community use.	Future Action	Future action
36	Reculver C of E Primary School	Football	Retain and improve for curricular use as required.	Ongoing	Ongoing
		Netball	Retain and improve for curricular use as required.	Ongoing	Ongoing
56	The Altira Park Stadium	Football	Sustain pitch quality by upholding the current maintenance regime.	Ongoing	Ongoing
60	The Cherry Orchard Playing Field	Football	Improve pitch quality to address overplay and meet future demand.	Ongoing	Application submitted for FA's Pitch Power funding (Oct 23).
		Cricket	Remedial work is required to the square due to these issues.	Ongoing	Ongoing

29	War Memorial Park, Herne Bay	Football	Sustain pitches quality through current maintenance regime.	Ongoing	Application submitted for FA's Pitch Power funding (Oct 23).
		Tennis	Improve court quality across the site to encourage/promote recreational usage.	Ongoing	LTA removed funding due to inability to comply with requirements, S106 being explored. Looking at marking out PickleBall on two courts.
		Bowls	Sustain quality and address any issues as appropriate.	Ongoing	Ongoing
North Rural Action Plan					
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	Application submitted for FA's Pitch Power funding (Oct 23). Insurance claim for the replacement pavilion has been completed
		Bowls	Sustain quality and maximise use.	Long term action	Long term action
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	Long term action
		Hockey	Retain for curricular use.	Ongoing	Ongoing

		Tennis	Retain for curricular use. Explore opportunities to establish secured community use if demand exists.	Long term action	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	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	Medium term action
		Tennis	Retain for college use.	Planning application for 3 tennis and 2 netball courts (CA/22/00900)	Completed
		Rugby union	Retain for college use.	Ongoing	Ongoing
31	Moat Lane Playing Fields	Football	Improve pitches quality through maintenance and drainage improvements.	Medium term action	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	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.		
		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	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	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	Medium term action
		Rugby union	Retain for school use and improve pitch quality as required.	Ongoing	Ongoing
		Tennis	Retain for school use and improve pitch quality as required.	Ongoing	Ongoing
44	St Edmunds School	Football	Given identified overplay, there is a need to improve pitches quality.	Medium term action	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	Long term action
		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	Medium term action
		Tennis	Sustain courts quality through current maintenance regime.	Ongoing	Ongoing
		Netball	Sustain courts quality through current maintenance regime.	Ongoing	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	Long term action
51	Sturry FC	Football	Work to improve pitch quality in order to maximise use to address shortfalls identified.	Long term action	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	Application submitted for FA's Pitch Power funding (Oct 23).

65	Tyler Hill Memorial Hall	Football	Sustain pitch quality through current maintenance regime.	Ongoing	Ongoing
		Cricket	Sustain quality by upholding the current maintenance regime.	Ongoing	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	Long term action
		Rugby union	Sustain pitch quality through current maintenance regime.	Ongoing	Ongoing
		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	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	Ongoing
South Rural Action Plan					

1	Barham C of E Primary School	Football	Retain and improve for curricular use as required.	Ongoing	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)	Ongoing
5	Bekesbourne Recreation Ground	Football	Retain existing usage to help sustain pitch quality through current maintenance regime.	Ongoing	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	Ongoing
10	Chartham Sports Club	Football	Sustain pitch quality through current maintenance regime.	Ongoing	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)	Ongoing
74	Barham Tennis Club	Tennis	Sustain courts quality by upholding the current maintenance regime.	Ongoing	Ongoing
75	Broome Park Golf Club	Tennis	Consider the feasibility of resurfacing the court to encourage recreational usage.	Medium term action	Medium term action

		Golf	Sustain quality by upholding the current maintenance regime.	Ongoing	Ongoing
71	Kenfield Cricket Ground	Cricket	Improve square quality to help alleviate overplay.	Medium term action	Medium term action
28	Littlebourne Recreation Ground	Football	Sustain pitch quality through current maintenance regime.	Ongoing	Ongoing
		Cricket	Improve square quality through an enhanced maintenance regime to alleviate overplay.	Medium term action	Medium term action
30	Memorial Playing Field	Football	Sustain pitch quality through current maintenance regime.	Ongoing	Ongoing
32	Patricbourne Rd Recreation Ground	Football	Sustain pitch quality through current maintenance regime.	Ongoing	Ongoing
		Tennis	Sustain courts quality through current maintenance regime.	Ongoing	Ongoing
		Cricket	No identified demand to reinstate cricket pitch.	Noted.	
33	Petham Primary School	Football	Retain and improve for curricular use as required.	Ongoing	Ongoing
34	Polo Farm Sports Club	Cricket	Sustain quality by upholding the current maintenance regime.	Ongoing	Ongoing
		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	Long term action
		Tennis	Sustain courts quality through current maintenance regime.	Ongoing	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	Medium term action
		Cricket	Retain and improve for curricular use as required.	Ongoing	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	Long term action
43	St Augustines Football and Recreation Ground	Football	Sustain quality on pitches by upholding the current maintenance regime.	Ongoing	Ongoing
45	St Lawrence and Highland Court Cricket Club	Cricket	Sustain quality by upholding the current maintenance regime.	Ongoing	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)	Decision - would be lawful
61	The Kent College Junior School	Football	Sustain quality by upholding the current maintenance regime.	Ongoing	Ongoing
		Cricket	Sustain NTP quality for curricular use.	Ongoing	Ongoing
		Tennis	Sustain quality by upholding the current maintenance regime for curricular use.	Ongoing	Ongoing
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	Medium term action

Whitstable Action Plan					
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)	Completed
-	Chestfield Golf Club	Golf	Protect and maintain provision.	Ongoing	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	Long term action
23	Joy Lane Junior School	Football	Retain and improve for curricular use as required.	Ongoing	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	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	Undertaken court cleaning and repainting. Marked courts for PickleBall.
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	Long term action

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	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	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	Original LTA funding lost due to inability to meet requirements, exploring funding options.
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.	Application submitted for FA's Pitch Power funding (Oct 23). Revisiting drainage plans and exploring options to work with Southern Water to deliver

					improvements across this site.
80	Whitstable Bowling Club	Bowls	Sustain quality and address any issues as appropriate.	Ongoing	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	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.		
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)	Completed
-	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:

- Three storey side extension for use as a gym at the John Wilson Business Park, Chestfield
- Gym and studio at St Lawrence Cricket Ground, Old Dover Road, Canterbury
- Fitness studio at Whitstable Swimming Pool, Tower Parade, Whitstable

Site ID	Site	Recommended actions in IBFS	2021/22 Update	2022/23 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	A new Changing places facility added in 2023 and 2 new boilers put in.
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)	The facilities are now open to the public.
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. - Complementary swimming programmes are offered.	Planning application not yet submitted	The school has aspirations to turn the Lido into an indoor swimming pool but are trying to raise funds.

Site ID	Site	Recommended actions in IBFS	2021/22 Update	2022/23 Update
46	Kingsmead Leisure Centre	<ul style="list-style-type: none"> - 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).	Refurbishment started 04/2023 and expected to be completed by 09/2024
				Granted planning permission for a wet change area and fitness studio (CA/22/00938 in April 2022)
69	St Edmunds School	Consider the options for providing access to ancillary provision and increase community use of the facilities	No update	No further discussions
6	Bay Sports Arena	Continue to: <ul style="list-style-type: none"> - Maintain good relationships with the school - Invest in facilities to improve and maintain the quality. 	Long term action	Ongoing
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	No new developments
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	No new developments

Site ID	Site	Recommended actions in IBFS	2021/22 Update	2022/23 Update
G2	Aire Trampolining 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	Looking at the Mountfield estate for a potential new location long term
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. or Invest and improve the quality of the existing facility to make it fit for purpose.	No update	Ongoing discussions around the future of the toilets and club facilities.
16	Canterbury College	Continue to: - Maintain good relationships with the college - Invest in the facilities to maintain quality.	Medium term action	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	The school are looking at applying for the Swimming Pool Fund to replace their plant
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)	Anticipated to be complete before the end of 2023

Site ID	Site	Recommended actions in IBFS	2021/22 Update	2022/23 Update
91	University of Kent	<ul style="list-style-type: none"> - 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.	No new actions
15	Canterbury Academy Campus	<p>There is ongoing investment, in facilities so there is a need to continue to:</p> <ul style="list-style-type: none"> - 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	Medium term action
97	Whitstable Sports Centre	<p>Continue to:</p> <ul style="list-style-type: none"> - 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	Discussions around the lease have taken place in 2023 with a view to updating the Joint User Agreement.
43	Kent College	Explore the potential to increase the number of hours available to the community.	Medium term action	Medium term action
52	Northgate Ward Community Centre	<p>Continue to maintain and improve quality.</p> <p>Consider the types of activity which can be offered at the venue.</p>	Ongoing	The centre have had a new roof in 2023 and used by Active Life during the refurb

Site ID	Site	Recommended actions in IBFS	2021/22 Update	2022/23 Update
56	Polo Farm Sports Club	Continue to invest in the facilities to maintain quality.	Medium term action	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	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	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	Planning application expected in 2023/2024.
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	Long term action
28	Energie Fitness	Continue to invest in the facilities and maintain its quality.	Long term action	Long term action
29	Flex Appeal	Continue to invest in the facilities and improve its quality.	Long term action	Long term action
27	DW Sports Fitness	Continue to invest in the sports facilities to maintain the quality.	Long term action	Long term action
45	Kings School Recreation Centre	Continue to invest in the facilities to improve and maintain the quality.	No update	No new update
47	Ladies of Leisure	Continue to invest in the facilities and improve its quality.	Long term action	Long term action
58	Pure Gym	Continue to invest in the facilities to maintain quality.	Long term action	New Pure Gym in Wincheap opened in 2022
92	Urban Fitness	Continue to invest in the facilities and improve its quality	Long term action	Long term action

Site ID	Site	Recommended actions in IBFS	2021/22 Update	2022/23 Update
11	Broome Park Golf Club	Continue to invest in the facilities and maintain its quality.	Long term action	Long term action
100	Whitstable Waterfront Club	Invest in the facilities to improve its quality	Long term action	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	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"> • Blean Village Hall - planning permission granted for an extension (CA/20/00460 in May 2020) • Hoath Village Hall - completion of extension 	<ul style="list-style-type: none"> • Blean Village Hall - completion of extension

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. Work substantially completed.
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



Contents page

1. Executive summary	85
2. Methodology	86
Local Housing Need	86
Land supply components	87
The appropriate buffer	88
Windfall allowance	88
Student and older persons housing	89
Phasing	90
Stakeholder engagement	90
Monitoring process	90
3. Housing Delivery Test	92
4. Housing Land Supply Calculation	93
5. Site commentary	95
Strategic Sites	95
Statements of Common Ground	96
Site 1: South Canterbury	96
Site 2: Land at Sturry	99
Site 7: Land North of Thanet Way	101
Site 8: Land at Hersden	104
6. Conclusion	108
7. Appendices	109
Appendix A: Checklist	109
Appendix B: Completion data table	111
Appendix C: Housing land supply summary table	112
Appendix D: Local Plan allocations table	113
Appendix E: Extant planning permissions table	117
Appendix F: Other planning permissions tables	124
Appendix G: Statements of Common Ground	126

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 2022 to 31 March 2023.
- 1.4. The five-year housing land supply position will therefore cover the period 1 April 2023 to 31 March 2028.
- 1.5. **The council is able to demonstrate a housing land supply of 4.48 years and a housing delivery test result of 72%.**

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 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.
- 2.6. The CDLP was adopted in July 2017. Therefore the adopted Local Plan is over 5 years old and the 5 year housing land supply calculation will need to reflect the standard method for LHN for this monitoring year.
- 2.7. Paragraph 2a-004 of the PPG¹⁷ explains how the LHN is calculated:
 - Step 1 - set the baseline by calculating the projected annual household growth over a 10 year period using the 2014-based household projections with the current year being used as the starting point. Using 2023 as the starting point, our annual household growth is 818.30.
 - Step 2 – make an adjustment to take account of affordability using the most recent median workplace-based affordability ratios. The most recent median workplace-based affordability ratio¹⁸ is 10.46. The affordability adjustment is therefore 1.40. This equates to 1,149 dwellings per annum.
 - Step 3 – cap the level of any increase. As the Local Plan is more than 5 years old, in line with the PPG,

¹⁷ Paragraph: 004 Reference ID: 2a-004-20201216: "What is the standard method for assessing local housing need?"

¹⁸ Published 22 March 2023:

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>

“...the local housing need figure is capped at 40% above whichever is the higher of:

a. the projected household growth for the area over the 10 year period identified in step 1; or

b. the average annual housing requirement figure set out in the most recently adopted strategic policies (if a figure exists).”

The household growth is 818.30, which is higher than the annual average requirement in the 2017 Local Plan (800). So the LHN is capped at 40% above 818.30, which equates to 1,146 dwellings per annum.

- Step 4 – apply the cities and urban centres uplift. Canterbury is not on the cities and urban centres uplift list, therefore this step does not apply.

2.8. To summarise the LHN for the 2022/23 Housing Land Supply Statement is 1,146 dwellings per annum. This equates to 5,730 dwellings between 01/04/2023 to 31/03/2028.

2.9. 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

2.10. 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

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

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

- 2.13. 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

- 2.14. 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.
- 2.15. The NPPF (Paragraph 73) sets the appropriate buffer based on the most up to date Housing Delivery Test result which has been published by the government.
- 2.16. At the time of writing the most recent Housing Delivery Test result which has been published by the government is the 2020/21 result. The council’s result was 65% and therefore the appropriate buffer is 20%.
- 2.17. Should the government publish the Housing Delivery Test results from the last two years the council will review, and if appropriate amended, the buffer.

Windfall allowance

- 2.18. In the Canterbury City Council district windfalls have historically formed part of the land supply with past windfall rates of 49%¹⁹. It is expected that this trend will continue.
- 2.19. The council demonstrated a windfall allowance of 138 dwellings per annum at the CDLP examination by only considering completions on small sites of less than five units.
- 2.20. 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).
- 2.21. The Inspector concluded 138 dwellings per annum was a conservative assumption and confirmed that no additional allowance for lapsed permissions was necessary.
- 2.22. 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.

¹⁹ *Canterbury District Local Plan Review Public Examination. Topic Paper 2: Housing (2014)*. Available from: <https://www2.canterbury.gov.uk/media/1020263/12777-Canterbury-District-Housing-Needs-Review-Interim-Report-13-04-15-1.pdf>

- 2.23. 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.
- 2.24. 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.
- 2.25. 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.
- 2.26. 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

- 2.27. 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 ratio²⁰.
- 2.28. The PPG states that for student and older person accommodation, studio flats (a one-room apartment with kitchen facilities and a separate bathroom that fully functions as an independent dwelling) can be counted on a one for one basis.
- 2.29. However, multi bedroom communal establishments (i.e. 6 bedrooms to a kitchen/ living area format) may require several units to equate to one house. In these circumstances, the PPG states that authorities should use the published census data to calculate what ratio is used.
- 2.30. Using the District published census data, a ratio of 3.5 student bedrooms which equates to 1 new dwelling for communal student developments is implemented. For older person accommodation, the District's published census data means a ratio of 1.8 bedrooms which equates to 1 new dwelling for communal developments is implemented.
- 2.31. These types of accommodation are required to be assessed for the HDT and housing land supply in slightly different ways.
- 2.32. 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.

²⁰ In accordance with the revised NPPF and national guidance.

Phasing

- 2.33. The council has published a revised Phasing Methodology document 2023²¹ which responds to developer feedback and changes in both the national and local housing market and construction industry.
- 2.34. The Phasing Methodology 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'.

Stakeholder engagement

- 2.35. A Housing Delivery Group, comprising developers, agents, house builders, SME house builders, affordable housing providers and utilities providers, was established in 2018.
- 2.36. This group is involved in the production of the council's Housing Delivery Test Action Plans and the Phasing Methodology document, including the revised 2023 version. They have been regularly consulted to provide up to date feedback on current development and market industries.
- 2.37. In April and May 2023, the Housing Delivery Group was consulted on the proposed changes to the Phasing Methodology and offered another opportunity to provide local feedback. Further information on the stakeholder engagement undertaken through the production of the Phasing Methodology, is within Chapter 2 of the document.
- 2.38. Surveys were circulated in May and June 2023 to strategic, allocated and large sites to gather site-specific information on the construction status, phasing and identification of factors impacting development.
- 2.39. Statements of Common Ground were then produced across September - November 2023 with the strategic sites representatives.

Monitoring process

- 2.40. The council continues to review and improve its monitoring processes, including in response to changes in national guidance and proactive engagement with the development industry.
- 2.41. The council takes a cautious and robust approach, based on up-to-date information, when phasing sites. The year-long monitoring process includes:

²¹ *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/1IGeX9bc1xlbk5ksy0bxuUhRUqA4eZEYK?usp=sharing>

- *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	2020/21	2021/22	2022/23	Total
Housing requirement	599 ²²	900	1,070 ²³	2,569
Total completions	463	682	693	1,838

- 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%
2022/23	72%

- 3.5. By achieving 72%, the council is subject to the application of the presumption of sustainable development and the appropriate buffer is 20%. The council has produced Housing Delivery Test Action Plans²⁴, and intends to review and update these for 2023.

²² 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>

²³ Based on an appropriate split of the Local Plan need figure of 900 dwellings (adopted 17 July) and the LHN as of 1st April 2022

²⁴ Housing Delivery Test Action Plan's are 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 **4.48 years** which equates to an under supply of 714 **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.

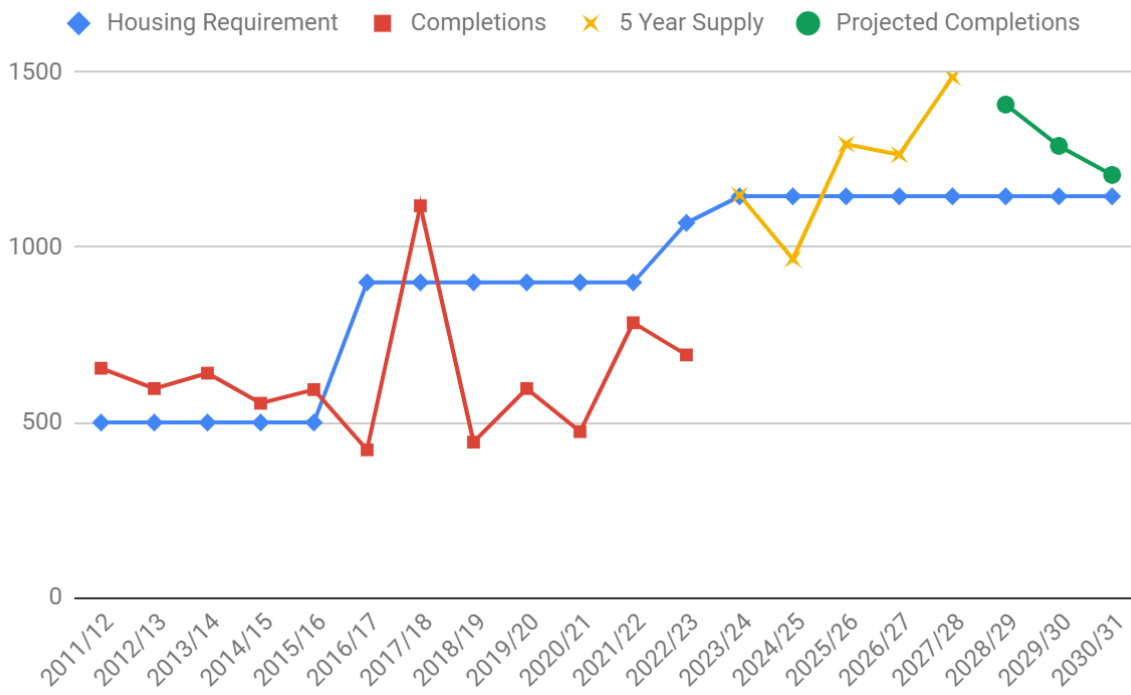
Table 4.1: 5-year Housing Land Supply Calculation

Annual Local Housing Need figure	1,146
5 year requirement (5 x LHN requirement)	5,730
20% buffer (equals 5 year requirement x 20%)	1,146
Requirement + 20% buffer	6,876
Annual requirement + 20% buffer	1,375
Components of 5-year supply from 01/04/23 to 31/03/28	
Strategic and other new allocations	4,268
Planning permissions	803
Windfall allowance	176
Students	594
Care homes	322
Total 5 year supply	6,162
District-wide 5 year supply	4.48
Surplus	-714

- 4.3. Figure 4.1 shows the housing land supply trajectory. The trajectory shows:
- housing requirement, which starts as the stepped approach of the CDLP and then changes to the LHN in **blue**
 - completions for each monitoring year since the base date of the Local Plan (2011/12 - 2021/22) in **red**²⁵
 - 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**

²⁵ Further breakdown of completion data is available in Appendix B.

Figure 4.1: Housing land supply trajectory

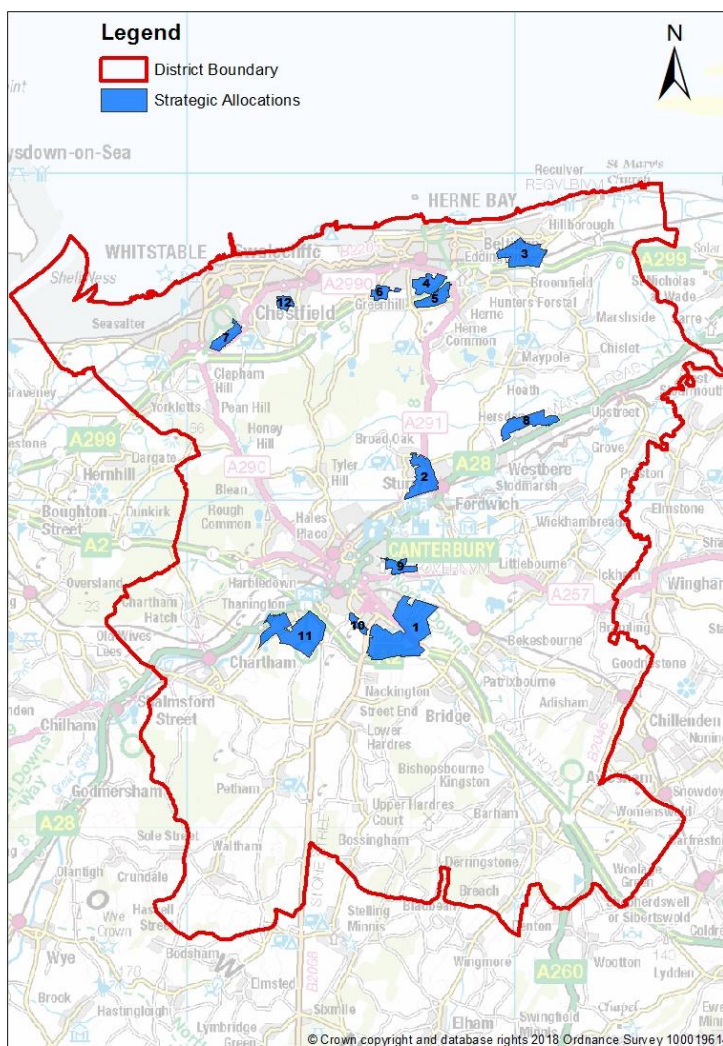


5. Site commentary

- 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: Land At Broad Oak (Northern Section)
 - Site 3: Land at Hillborough (Parcel A)
 - Site 3: Land at Hillborough (Parcel B)
 - Site 5: Land at Strode Farm
 - Site 6: Land at Greenhill, Herne Bay
 - Site 9: Land at Howe Barracks
 - Site 11 Parcel A: Land at Cockering Farm, Thanington
 - Site 11 Parcel B: Land at Cockering 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 the completion of the S106 legal agreement. A legal challenge to the application was 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 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 Committee in December 2022, where the Planning Committee resolved to grant planning permission subject to safeguarding conditions and completion of a legal agreement. The granted decision notice was issued in June 2023, and the Judicial Review period has now lapsed without a legal challenge.

Current Planning Status

Hybrid planning application, granted permission, for an urban extension of up to 4,000 dwellings includes a full element of:

- 140 dwellings; and
- vehicular/cycle/pedestrian access via New Dover Road.

The outline element includes:

- Up to 3,860 dwellings;
- Up to 70,000sqm employment floorspace;
- Two primary schools;
- Community Hub: shops, financial/professional services, food/drink outlets, business, residential institutions (care accommodation), residential, non-residential institutions (medical/health services, creches, community centres & places of worship), assembly/leisure (indoor sports facilities) & petrol station;
- Local Centre: shops, financial/professional services, food/drink outlets, business, residential, non-residential institutions (medical/health services, creches, community centres & places of worship) & assembly/leisure (indoor sports facilities);
- Land reserved for potential relocation of the Kent & Canterbury Hospital (medical/health services) & energy centre; or if not required, business; and
- Park & Ride: 1,000 parking spaces & bus interchange facilities.

Progress of Site 1: Land at South Canterbury (Mountfield Park)

Phase	Date	Other Information
Registration of outline planning application	March 2016	CA//16/00600 - 140 dwellings with detailed permission and 3,860 dwellings with hybrid permission
Decision notice issued	29/06/2023	Granted Planning Permission
Section 106, or other planning obligations agreed or signed	June 2023	
Work on site commenced (including demolition)		Stage not yet reached.
Dwelling completions		Stage not yet reached.

Amount of affordable units for each Phase

Phase	Affordable units	Total dwellings on site	Percentage affordable
1	0	140	0%

Summer 2023 survey response

The Council circulated a survey in the summer 2023, seeking initial views on the anticipated delivery of the site and any other factors impacting the delivery of the site.

The developer responded and confirmed the development would contain 4 phases of circa 1,000 homes each. The next reserved matters application is anticipated to be submitted in Q2 of 2024.

The developer has identified a phasing trajectory of 300 dwellings per year once the site is working at capacity until completion. With a stepped build-out rate of 50 homes in the first year and 150 in the second year. It is estimated that it will take 15 years in total to deliver the permission.

Agreed Site Commentary

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 upon within the Appropriate Assessment. The planning permission for 4,000 homes, including 140 dwellings being a detailed planning permission, was granted with a decision notice issued in June 2023. The Judicial Review period has passed and work can now start on discharging conditions and construction.

The developer has confirmed that Reserved Matters applications will be submitted in succession over 10+ years for housing parcels, infrastructure, landscape and community buildings. The next reserved matters application is anticipated to be submitted to the council in Q2 of 2024 relating to green and grey infrastructure. The nutrient mitigation implementation is secured via the section 106 agreement and safeguarding conditions. The WWtW will be delivered prior to the occupation of the 150th dwelling. The developer has already submitted a permit application to the Environment Agency for the wastewater treatment works.

It is assumed that following the submission of the next reserved matters for residential dwellings, it will be around two years until completions from the next phase. On this basis, and to allow for a more gradual increase in build-out rates, it is assumed that Year 3 will have 100 completions, rather than the 150 proposed by the applicant in their survey response.

Following further discussions with the applicant, first completions on the site have been revised to Year 3 and the trajectory moved back a year to reflect this. This is based on the estimated 3 years needed to design, plan and deliver the on-site WWtW prior to 150 dwellings.

The developer intends to remain involved throughout the delivery of the scheme, acting as master developer and selling serviced land to housebuilders and those delivering the

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

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 (i.e via the survey circulated in the summer or by general correspondence)	Y	
Was phasing discussed with case officer for known site issues/ progress	Y	
Was the phasing reviewed in light of the planning status, and any available evidence on the site, its ownership, viability or infrastructure requirements	Y	
Was phasing 'sense checked' against Phasing Methodology	Y	

Site 2: Land at Sturry

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 site is currently under construction.

- 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.

Current Planning Status

Granted permission for a hybrid planning 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.

Summer 2023 survey response

The Council circulated a survey in summer 2023, seeking initial views on anticipated delivery of the site and any other other factors impacting on the delivery of the site.

The developer did not respond.

Agreed Site Commentary

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

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

In June 2016 Kent County Council secured LEP funding of £5.9m towards the relief road. Heads of Terms were agreed and signed by those sites reliant upon the relief road and Kent County Council, as highway authority, to ensure the necessary funding would be in place when the works are scheduled to take place. Funding towards the relief road has already been secured via S106 from dependent sites such as Herne Bay Golf Course (£250k). Additionally the following unallocated sites have S106s that facilitate forward funding to assist with keeping the scheme on programme - Hoplands Farm (£1.2m) as well as the Colliery Site (£3.6m).

Kent County Council in 2017 consulted on the route and details of the relief road and planning applications for both sections of the road were lodged. KCC granted the Sturry Link (Relief) Road early September 2021 securing the additional funding.

Up to 385 dwellings can come forward and be occupied on the site prior to the construction and connection of the relief road with the KCC viaduct scheme. Work is anticipated to start

in spring 2025, 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.

As part of the outline 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. The developer is working with Natural England. 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.

There are no ownership, viability or further infrastructure provision concerns. Therefore, based on the Phasing Methodology a site of this size, with outline planning permission, is anticipated to have first completions in Year 3.

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 (i.e via the survey circulated in the summer or by general correspondence)		N
Was phasing discussed with case officer for known site issues/ progress	Y	
Was the phasing reviewed in light of the planning status, and any available evidence on the site, its ownership, viability or infrastructure requirements	Y	
Was phasing 'sense checked' against Phasing Methodology	Y	

Site 7: Land North of Thanet Way

Summary

An outline application was granted planning permission in October 2016, along with a signed S106 agreement. All 400 dwellings now have detailed planning permission granted through three reserved matters applications. The site is currently under construction.

Current Planning Status

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 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	74 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%
Total	120	400	30%

Summer 2023 survey response

The Council circulated a survey in summer 2023, seeking initial views on anticipated delivery of the site and any other other factors impacting on the delivery of the site.

The developer responded and confirmed that no further planning applications are anticipated. They identified the phasing trajectory to be 131 in Year 1, 120 in Year 2 and 75 in Year 3.

Agreed Site Commentary

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.

There are no known ownership constraints or availability concerns to delay construction. The entire site has detailed planning permission and construction has started with 18 completions in 2021/22 and 56 dwellings recorded as complete this year. Therefore, the site is considered deliverable.

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 (i.e via the survey circulated in the summer or by general correspondence)	Y	
Was phasing discussed with case officer for known site issues/ progress	Y	
Was the phasing reviewed in light of the planning status, and any available evidence on the site, its ownership, viability or infrastructure requirements	Y	
Was phasing 'sense checked' against Phasing Methodology	Y	

Site 8: Land at Hersden

Summary

A hybrid application for up to 800 new homes was registered in 2022 and is pending a decision.

Current Planning Status

A hybrid application, for up to 800 new homes, was registered in 2022 and is pending decision. The application consists of

- A) A detailed element for 261 residential dwellings
- B) 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.

Summer 2023 survey response

The Council circulated a survey in the summer of 2023, seeking initial views on the anticipated delivery of the site and any other factors impacting the delivery of the site.

The developer did not respond.

Agreed Site Commentary

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.

KCC granting the Sturry Link (Relief) Road in early September 2021 and securing additional funding from South East Local Enterprise Partnership (SELEP) has resolved the transport infrastructure concerns.

The site is affected by the water quality concerns raised by Natural England in relation to the Stodmarsh European Protected site and the developer is considering mitigation options.

Solutions have been agreed with Natural England for the South Canterbury and Broad Oak applications and provide a basis for practical solutions to be implemented for other development sites in the district.

The Council is continuing to work closely with Natural England, developers and other key stakeholders to identify possible mitigation solutions. Progress has been made towards a strategic solution to nutrient neutrality as the draft Canterbury District Nutrient Neutrality Strategy has been published. It was open to consultation alongside the draft Local Plan and the draft Local Plan included safeguarding and allocating land for wetland creation (which is one of the possible mitigation measures). The consultation closed earlier this year and the Council is currently reviewing responses.

The draft Canterbury District Nutrient Neutrality Strategy includes:

- Onsite mitigation such as provision of onsite treatment works (Package Treatment Works), surface water treatment (Sustainable drainage systems) and water efficiency measures within building designs,
- offsetting from other projects, such as retrofitting housing stock with water-saving measures, and changing land use elsewhere in the District (for example Broad Oak Reservoir proposed by South East Water).
- wetland creation - areas of land have been identified as potentially suitable for wetlands. Those suitable have been allocated or safeguarded within the draft Local Plan.

The Council anticipates that the Strategy will be published alongside the Reg 19 Local Plan consultation, at the latest. Therefore, the phasing of the remaining reserved matters applications has been cautious by aligning it with the Reg 19 Local Plan even though the strategy or an alternative solution may come forward before then.

Additionally, nutrient neutrality has become a national issue and the Government is starting to identify possible mitigation measures and national requirements.

The Government has tabled amendments to the Levelling Up and Regeneration Bill which would place further requirements on sewage infrastructure providers and lower the wastewater treatment work permits reducing the amount of nutrients they can release. In July 2022, the Secretary of State announced a ministerial direction to support Natural England's establishing a nutrient-neutral scheme. As such, the Government is also providing funding to help identify and implement mitigation measures. The Stodmarsh catchment received part of this Government funding which is allowing work to progress swiftly.

There are no known ownership constraints. There are no known viability concerns, and the developer has confirmed that they will provide 30% affordable housing on-site (140 affordable homes).

It is not anticipated that there will be any infrastructure provision which will significantly delay the provision of housing once planning permission is granted.

Due to the ongoing work by the developer to address nutrient neutrality, it is anticipated that a decision will be issued by the end of March 2024. This would then allow construction on the 261 dwellings as part of the detailed planning permission to start. As per the Phasing Methodology, first completions are therefore phased in Year 4. Further reserved matters will be submitted at appropriate stages, however, as only 110 are phased within the 5YHLS there is no conflict.

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 (i.e via the survey circulated in the summer or by general correspondence)		N
Was phasing discussed with case officer for known site issues/ progress	Y	
Was the phasing reviewed in light of the planning status, and any available evidence on the site, its ownership, viability or infrastructure	Y	

requirements		
Was phasing 'sense checked' against Phasing Methodology	Y	

6. Conclusion

- 6.1. This statement sets out the land supply position for the Canterbury City Council district for the monitoring year (1 April 2022 - 31 March 2023). 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 72% and a housing land supply of 4.48 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?

Assessments need to be realistic and made publicly available in an accessible format as soon as they have been completed.	
What assessments will be expected to include	Where in the document this can be found
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of brownfield land registers, and where included in the 5 year housing land supply), information and clear evidence that there will be housing completions on site within 5 years	
Firm progress being made towards the submission of an application	Chapter 6: 'Site Commentary' Appendix G: 'Statements of Common Ground'
Written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates	Appendix G: 'Statements of Common Ground'
The current planning status of sites, including on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of condition	Chapter 6: 'Site Commentary' Appendix G: 'Statements of Common Ground'
Clear relevant information about site	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 - 2022/23). As discussed in *Chapter 2: Methodology*, in accordance with national guidance, the appropriate ratio has been applied²⁶.

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	547	248	-10	785 ²⁷
2022/23	644	0	49	693

²⁶ The figures may not reflect those published by MHCLG in the Housing Reconciliation Flows.

²⁷ The 2021/22 housing completion figures have been revised since the publication of the previous AMR.

Appendix C: Housing land supply summary table

Table C.1: Summary table of housing land supply

Components of Housing Land Supply	Strategic Sites & Other Housing Allocations	Planning Permissions	Small Site Windfall Calculation	Student Application	Care homes	Total
2023/24	714	110	0	196	129	1,149
2024/25	724	249	0	-5	-1	967
2025/26	879	239	0	74	103	1,295
2026/27	969	65	38	103	90	1,265
2027/28	982	140	138	226	0	1,486
2028/29	1,086	140	138	0	44	1,408
2029/30	1,012	140	138	0	0	1,290
2030/31	949	120	138	0	0	1,207
Total No. of Units	7,315	1,203	590	594	366	10,068

Appendix D: Local Plan allocations table

Table D.1: Strategic and housing allocations

Site	Phasing									Total Units
	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 (CA//16/00600)			50	100	200	300	300	300	2,750	4,000
Site 2 Broad Oak - Northern Section (CA//18/00868)	70	76	76	76	76	51				425
Site 2 Land At Sturry - Southern Section (CA/20/02826)			30	50	80	80	80	80	230	630
Site 3 (A) Land at Hillborough, Herne Bay (CA//17/01866)	21	52	63	65	70	100	130	130	268	899
Site 3 (B) Land at Hillborough, Herne Bay (CA/20/01628)		20	55	55	50					180
Site 3 (C) Land at Hillborough, Herne Bay						20	40	55	55	170
Site 4 Land at Herne Bay Golf Course, Herne Bay (Phase 5; CA//18/02369)	14	37								51
Site 4 Land at Herne Bay Golf Course, Herne Bay (Phase 6a; CA/20/00101)	15	34								49
Site 4 Land at Herne Bay Golf Course, Herne Bay (Eddington Park; CA/22/00026)		29	66							95

Site 5 Land at Strode Farm, Herne Bay (CA//15/01317)				61	85	85	85	85	271	672
Site 5 Land at Strode Farm, Herne Bay (Phase A; CA/21/01800)		50	49	29						128
Site 6 Land at Greenhill, Herne Bay (CA//17/02907, CA/21/01277)	62	73	72	63	60	60	60			450
Site 7 Land North of Thanet Way, Whitstable (Phase 1; CA//18/01664)			5							5
Site 7 Land North of Thanet Way, Whitstable (Phase 2 & part of Phase 1; CA/20/02436)	114	99								213
Site 7 Land North of Thanet Way, Whitstable (Phase 3; CA/21/02426)	17	21	70							108
Site 8 Land North of Hersden				50	60	70	70	70	480	800
Site 9 Land at Howe Barracks, Canterbury				69	60					129
Site 9 Land at Howe Barracks, Canterbury (Phase 2; CA//18/00910)	55	4								59
Site 10 Land at Ridlands Farm and Langton Field, Canterbury						50	50	50	160	310
Site 11 Parcel A Land at Cockering Farm, Thanington			50	100	100	90	54			394
Site 11 Parcel A Land at Cockering Farm, Thanington (Phase 1; CA//17/02719 & CA/20/01677)	40	16	38	27						121

Site 11 Parcel A Land at Cockering Farm, Thanington (Phase 1B; CA/20/01680)	47	26	14							87
Site 11 Parcel B Cockering Road Thanington (CA//17/00519)		60	60	60	60	60	60	60	80	500
Site 12 Land South of Ridgeway (Grasmere pasture), Chestfield (CA//17/00469)	70	50	16							136
Site 12 Land South of Ridgeway (Grasmere pasture), Chestfield (Phase 2 and 3; CA/21/02244)		20	54	70	16					160
St Martin's Hospital, Canterbury						20	60	60	24	164
Land at Bullockstone Road, Herne Bay (CA/22/02012)		10	50	50	50					160
Barham Court Farm, Barham				10	15					25
Herne Bay Golf Driving Range, Greenhill and Land adjacent to Herne Bay Golf Driving Range, Greenhill (CA/22/00941)		47	31							78
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									54	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
Land at Ladysmith Grove			15	16						31
Tankerton Road car park, Whitstable									17	17
124 & adjoining Middle Wall, Whitstable						7				7
Land to rear of 51 Rough Common Road, Rough Common						12				12
Rough Common Road, Rough Common						16				16
Total	714	724	879	969	982	1,086	1,012	949	4,500	11,815

Appendix E: Extant planning permissions table

Table E.1: Extant planning permissions

Permitted Application Number	Postal Address	Phasing					
		2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	Beyond 2027 /28
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//16/00404	Hoplands Farm, Island Road, Hersden, Westbere						
CA//16/00673	Land to the south of Island Road (A28), former Chislet Colliery, Hersden, Westbere				30	90	250
CA//16/00823	27 Hazlemere Road, Seasalter, Whitstable	1					
CA//16/01868	21 St Georges Terrace, Herne Bay		7				
CA//16/02396	19 Gordon Road, Canterbury	1					
CA//16/02820	The Malthouse, Malthouse Road, Canterbury			6			
CA//17/00144	45 Argyle Road, Whitstable	1					
CA//17/01343	Hillside Cottage, Wood Hill, Canterbury	2					
CA//17/02801	Highlands, Hackington Close, Canterbury		1				
CA//17/02857	2 Miller Avenue, Canterbury	1					
CA//17/02913	Hoplands Farm, Island Road, Westbere	16					
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//18/00459	Highstead Riding School, Highstead, Chislet			2			
CA//18/00941	28 New House Close, Thanington	2					
CA//18/01078	Broadway Green Farm, Broadway, Canterbury		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//19/00117	62 Chestfield Road, Chestfield		1				
CA//19/00147	Boundary House, St Stephen's Hill, Canterbury	1					

Permitted Application Number	Postal Address	Phasing					
		2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	Beyond 2027 /28
CA//19/00149	52-54 Hillman Avenue, Herne Bay	2					
CA//19/00160	6 Western Esplanade, Herne Bay		2				
CA//19/00362	The Retreat and Beach Cottage, Seasalter Beach, Whitstable	0					
CA//19/00713	Highlands, Hackington Close, Canterbury	-1	2				
CA//19/00788	16 Chapel Lane, Blean	1					
CA//19/01072	Augustine House, Beech Avenue, Chartham	1					
CA//19/01251	Ladybarn, The Drive, Chestfield	1					
CA//19/01364	80 South Street, Whitstable	1	1				
CA//19/01409	Invale, Valley Road, Barham		1				
CA//19/01553	33 Bournemouth Drive, Herne Bay	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//19/01752	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//19/01977	Redwalls, Stodmarsh Road, Canterbury	2					
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/19/10076	Keel Barn, North Stream, Marshside, Canterbury		1				
CA/19/10205	Dwelling Accommodation, 118 Mortimer Street, Herne Bay		2				
CA/19/10254	The Arcade Site, Beach Walk, Whitstable		7				
CA/19/10348	Farnham House, Merton Lane, Lower Hardres	1					
CA/19/10358	8 Longmead Close, Herne Bay		1				
CA/20/00026	Russet Orchard, Staines Hill, Sturry, Canterbury	-1	1				
CA/20/00031	Land Adjacent To 2 Bifrons Road, Bekesbourne		1				
CA/20/00109	The Spinney, Hackington Close, Canterbury	-1	2				

Permitted Application Number	Postal Address	Phasing					
		2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	Beyond 2027 /28
CA/20/00189	The Old Woodyard, Moat Lane, Fordwich		6				
CA/20/00567	27 Nunnery Road, Canterbury	0					
CA/20/00648	75 Spenser Road, Herne Bay	1					
CA/20/00724	Iwade, Radfall Road, Chestfield, Whitstable	1					
CA/20/00726	66 Castle Street, Canterbury		1				
CA/20/00925	Montpelier, Clapham Hill, Whitstable	-1	4	24			
CA/20/00928	56 Northwood Road, Whitstable		1				
CA/20/00966	Folly Farm, Kemsing Gardens, Canterbury		1				
CA/20/01048	White Gates, Marley Lane, Kingston, Canterbury	1					
CA/20/01114	53B Joy Lane, Whitstable	1					
CA/20/01134	National House, 65 High Street, Herne Bay	6					
CA/20/01184	4 Nargate Street, Littlebourne, Canterbury	-1					
CA/20/01188	Hoplands Farm, Island Road, Hersden		50	24			
CA/20/01196	Westwood, Hackington Close, Canterbury	1					
CA/20/01197	Westwood, Hackington Close, Canterbury		1				
CA/20/01403	Land Off Orchard Grove, Gordon Road, Rear Of 17 Saddleton Road, Whitstable		1				
CA/20/01679	46-47 High Street, Canterbury			33			
CA/20/01684	1 Lismore Road, Whitstable	-1	2				
CA/20/01693	19 Busheyfields Road, Herne, Herne Bay	1					
CA/20/01864	49-55 Canterbury Road, Whitstable	8					
CA/20/01928	4-4A Sunbeam Avenue, Herne Bay	-1	1				
CA/20/02094	28 Oxford Street, Whitstable		1				
CA/20/02186	68 Old Dover Road, Canterbury			-1			
CA/20/02298	176 High Street, Herne Bay	1					
CA/20/02494	Land Adjoining 56 New House Lane, Thanington Without, Canterbury			1			
CA/20/02505	Land At Giles Lane, Giles Lane, Canterbury		-6				
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	5					

Permitted Application Number	Postal Address	Phasing					
		2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	Beyond 2027 /28
CA/20/02768	1 Aberdeen Close, Upstreet, Canterbury	-1					
CA/21/00023	28 High Street, Sturry, Canterbury		-1	3			
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		-1	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/21/00659	Wilmington Lodge, Trenley Drive, Canterbury		0				
CA/21/00730	Billmeir Molehill Road, Chestfield, Whitstable			1			
CA/21/00763	34 Kimberley Grove, Seasalter, 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/21/01409	140 Reculver Road, Herne Bay	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	2					
CA/21/01804	40 Grasmere Road, Chestfield, Whitstable		1				
CA/21/01825	51 Daytona Way, Herne Bay	-1	1				
CA/21/01835	Becket House, 4-6 New Dover Road, Canterbury			42			
CA/21/01953	51 Cossington Road, Canterbury		6				
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					

Permitted Application Number	Postal Address	Phasing					
		2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	Beyond 2027 /28
CA/21/02356	3-5 Tile Kiln Hill, Blean, Canterbury	1					
CA/21/02362	61 Marine Parade, Whitstable	1					
CA/21/02375	29 Joy Lane, Whitstable		1				
CA/21/02382	107A Tankerton Road, East Of Tankerton Circus, Whitstable			4			
CA/21/02561	May Tree Paddocks, Hawthorn Corner, Herne Bay			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/21/02644	Woodend, Bigbury Road, Chartham Hatch, Canterbury		-1	1			
CA/21/02777	Marleywood Yard, Marley Lane, Kingston			-1	1		
CA/21/02858	Land Adjacent To 18 Clifford Road, Whitstable			1			
CA/21/02992	Seabanks, Seasalter Beach, Seasalter, Whitstable			-1	1		
CA/21/03005	The Coach House, 32A Kingsdown Park, Whitstable			-1	1		
CA/21/03031	16 Park Avenue, Whitstable	1					
CA/21/03032	Little Haven, Radfall Ride, Chestfield, Whitstable			-1	1		
CA/21/03099	64 Chestfield Road, Chestfield, Whitstable	1					
CA/22/00009	Church Court, Church Lane, Seasalter			2			
CA/22/00117	64 High Street, Whitstable			2			
CA/22/00126	5 Hampton Pier Avenue, Herne Bay	1					
CA/22/00145	Land Adjacent To 96 Cornwallis Circle, Whitstable		1				
CA/22/00156	3 Hillview Road, Whitstable	2					
CA/22/00269	6 Pound Lane, Canterbury			0			
CA/22/00317	27-31 High Street, Whitstable			6			
CA/22/00482	64 South Street, Whitstable		1				
CA/22/00537	Badgers End, The Drive, Chestfield, Whitstable			1			

Permitted Application Number	Postal Address	Phasing					
		2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	Beyond 2027 /28
CA/22/00618	Land To Rear Of 27A Oxford Street, Whitstable			1			
CA/22/00631	45 Joy Lane, Whitstable			1			
CA/22/00741	11A School Lane, Blean, Canterbury	1					
CA/22/00779	Land At Ladesfield, Vulcan Close, Whitstable		7	7			
CA/22/00815	1-3 St Annes Road, Whitstable			-3	8		
CA/22/00819	118 Joy Lane, Whitstable			1			
CA/22/00874	3 Turnagain Lane, Canterbury		1				
CA/22/01022	Pine Cottage, New Road, Chestfield, Herne Bay			-1			
CA/22/01098	Great Ruckinge Farm, Thornden Wood Road, Herne Bay			4			
CA/22/01274	The Bounty, 3 Harriets Corner, Seasalter, Whitstable	1					
CA/22/01279	The Bounty, 3 Harriets Corner, Seasalter, Whitstable			1			
CA/22/01306	97 Central Parade, Herne Bay	4					
CA/22/01308	38-42 Bentley Avenue, Herne Bay		-1	1			
CA/22/01332	Land Adjacent To 13 Oakwood Drive, Whitstable			1			
CA/22/01390	The Tower, Red Gate Shaw, Railway Hill, Barham		1				
CA/22/01395	The St John Home, 1 Gloucester Road, Whitstable		7				
CA/22/01511	99-101 High Street, Whitstable			0			
CA/22/01527	Land To The South Of Church Lane, Seasalter, Whitstable			-1	20	50	150
CA/22/01543	85 Northwood Road, Whitstable		1				
CA/22/01613	39 Kirbys Lane, Canterbury			0			
CA/22/01614	18 St Annes Road, Whitstable	1					
CA/22/01655	26 Golden Hill, South Of Thanet Way, Whitstable	1					
CA/22/01714	Little Torrens, 40 Mill Lane, Harbledown, Canterbury	-1	1				
CA/22/01723	1 Hillview Road, Whitstable	2					

Permitted Application Number	Postal Address	Phasing					
		2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	Beyond 2027 /28
CA/22/01727	Kimberley Residential Home, 34-40 Mickleburgh Hill, Herne Bay			2			
CA/22/01821	17 Castle Road, Whitstable	1					
CA/22/01840	68 Sea Street, Herne Bay	2					
CA/22/01912	Dalkeith Lodge, 41 Mickleburgh Hill, Herne Bay	1					
CA/22/01919	Tralee, Vale Road, Whitstable	1	1				
CA/22/01974	81 Mortimer Street, Herne Bay			3			
CA/22/02056	125 Station Road, Herne Bay			1			
CA/22/02131	91 Faversham Road, Seasalter, Whitstable			-1	1		
CA/22/02478	Midways, Railway Hill, Barham			-1	1		
CA/22/02527	2 Austin Avenue, Herne Bay			-1	1		
CA/22/02559	44 Sydney Road, Whitstable			1			
CA/23/00138	Copse End, Ford Walk, Yorkletts		1				
Total		110	249	239	65	140	400

Appendix F: Other planning permissions tables

Table F.1: Care home planning permissions²⁸

Permitted Application Number	Postal Address	Phasing					
		2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	Beyond 2027 /28
CA//15/01479	Land off Cockerling Road, Thanington				41		
CA//17/00465	Estuary View Business Park, Boorman Way, Whitstable	57					
CA//17/01866	Site 3 (A) Land at Hillborough, Herne Bay						44
CA//18/02088	35-41 New Dover Road, Canterbury	50					
CA/19/10385	Highland House Retirement Home, Littlebourne Road, Canterbury	21					
CA/20/00819	Pilgrims Hospice, Saxon Fields (Part of Strategic Site 11 Parcel A)		9				
CA/20/01184	4 Nargate Street, Littlebourne, Canterbury	3					
CA/20/02768	1 Aberdeen Close, Upstreet, Canterbury	2					
CA/21/01252	Land East Of South View Road, Thanet Way, Whitstable			6			
CA/22/01395	The St John Home, 1 Gloucester Road, Whitstable		-9				
CA/22/01727	Kimberley Residential Home, 34-40 Mickleburgh Hill, Herne Bay			-8			
CA/22/01763	Herne Bay Court , 163 Canterbury Road, Herne Bay			105	49		
CA/22/01912	Dalkeith Lodge, 41 Mickleburgh Hill, Herne Bay	-4					
Total		129	-1	103	90	0	44

²⁸ Where necessary the appropriate ratio has been used

Table F.2: Student accommodation planning permissions²⁹

Permitted Application Number	Postal Address	Phasing					
		2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	Beyond 2027 / 28
CA//17/02339	Theatre House, 4-6 Orange Street, Canterbury	4					
CA//19/00514	28-30 St Peters Street, Canterbury	143					
CA/20/00742	Former St Mary Bredin School Rhodaus Town Canterbury	49					
CA/20/02186	68 Old Dover Road, Canterbury			27			
CA/20/02505	Land At Giles Lane, Giles Lane, Canterbury		-5	47	103	226	
Total		196	-5	74	103	226	0

²⁹ Where necessary the appropriate ratio has been used

Appendix G: Statements of Common Ground

Statements of Common ground were prepared and signed Autumn 2023 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 site is currently under construction.
- 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.

Current Planning Status

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	31 of 456	

Amount of affordable units

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

Summer 2023 survey response

The Council circulated a survey in summer 2023, seeking initial views on anticipated delivery of the site and any other other factors impacting on the delivery of the site.

The developer did not respond.

Agreed Site Commentary

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, and construction has started on site including the completion of 31 dwellings. 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 Heme 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 spring 2025 so less than 325 dwellings have been included within completions and phasing trajectory to the end of 2025 to prevent any conflict. However, the progress of the highways infrastructure will be monitored and phasing will be adjusted in the future if necessary.

There are no ownership, viability or further infrastructure provision concerns. The entire site has detailed planning permission, construction has started, including the demolition of 52 Shalloak Road and completion of 31 dwellings. Therefore, the site is considered deliverable and has been phased in line with the Phasing Methodology.

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 (i.e via the survey circulated in the summer or by general correspondence)	Y	
Was phasing discussed with case officer for known site issues/ progress	Y	
Was the phasing reviewed in light of the planning status, and any available evidence on the site, its ownership, viability or infrastructure requirements	Y	
Was phasing 'sense checked' against Phasing Methodology	Y	

Agreed Site Phasing

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


	2023/24	2024/25	2025/26	2026/27	2027/28
	Year 1	Year 2	Year 3	Year 4	Year 5
Housing Delivery Phasing	70	76	76	76	76

Signatures

Site 2 Land At Broad Oak (Northern Section)

BDW Kent

Name... GREG MORLEY

Signature.. 

Date... 30.10.2023

Canterbury City Council

Name..... Louise Randall

Signature..... [Redacted]

Date .. 02/11/2023

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. The site is currently under construction.
- 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. Reserved matters application was granted in July 2023, and a variation to retain 2 dwellings was granted in January 2023.
- 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.

Current Planning Status

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.

Following the hybrid planning application being granted in 2021 a non-material amendment planning application was submitted to the council in April 2023. In June 2023, the non-material amendment planning application was granted planning permission and as such reduced the number of dwellings granted detailed planning permission from 193 to 189 dwellings.

Progress of Site 3: 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
Registration of non-material amendment planning application	April 2023	CA/23/00709
Decision notice issued	08/06/2023	Approved - reduced the detailed element from 193 units to 189 units.
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	46	189	24%

Summer 2023 survey response

The Council circulated a survey in summer 2023, seeking initial views on anticipated delivery of the site and any other other factors impacting on the delivery of the site.

The developer did not respond.

Agreed Site Commentary

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

The site has detailed permission for 189 homes, based on the Phasing Methodology a site of this size and the fact that substantial onsite progress has been made with construction having started in 2022, first completions are anticipated in Year 1.

A reserved matters application for the next phase of dwellings will be submitted by the end of 2023. Which in accordance with the Phasing Methodology (2023) and the fact the site is already under construction would allow for completions of this next phase in 2026/27. The care home will be brought forward as part of Phase 4a.

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

There are no known ownership constraints. 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.

There are no known concerns over infrastructure provision. Access work is currently under construction. Taylor Wimpey will provide the construction road for Parcel B, as previously agreed, so as to not delay the development of the other parcel.

Viability concerns were addressed during the determination of the hybrid planning application. This resulted in affordable housing being reduced to 10% (80 affordable homes). There is a signed S106 (dated June 2021).

Deliverability checklist

The table below sets out an overview of 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 (i.e via the survey circulated in the summer or by general correspondence)	Y	
Was phasing discussed with case officer for known site issues/ progress	Y	
Was the phasing reviewed in light of the planning status, and any available evidence on the site, its ownership, viability or infrastructure requirements	Y	
Was phasing 'sense checked' against Phasing Methodology	Y	

Agreed Site Phasing

Following the Council's robust monitoring process, the table below sets out the site phasing and delivery rates in the 5 YHLS, which are agreed between parties based on the above information and available evidence.

Housing Delivery Phasing	2023/24 Year 1	2024/25 Year 2	2025/26 Year 3	2026/27 Year 4	2027/28 Year 5
CA/17/01866	21	52	63	65	70
CA/17/01866 - 80 bed care home					

Signatures

Site 3: Land at Hillborough (Parcel A)

Taylor Wimpey

Name..... Joanna Webb

Signature.....

Date 19th October '23.....

Canterbury City Council

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

Signature.....

Date 27/10/2023.....

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. The site is currently under construction.
- 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. Reserved matters application was granted in July 2023, and a variation to retain 2 dwellings was granted in January 2023.
- 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.

Current Planning Status

Parcel B, outline application for 180 dwellings and subsequent reserved matters application for all 180 dwellings have been granted planning permission. A variation planning application to retain the 2 existing dwellings which were proposed for demolition under the outline application, has been granted.

Progress of Site 3: Land at Hillborough (Parcel B)

Phase	Date	Other Information
Registration of outline planning application	July 2020	CA/20/01628
Decision notice issued	05/08/2021	Granted at appeal
Section 106, or other planning obligations agreed or signed	August 2021	

Registration of variation planning application	August 2022	CA/22/01730 - for the retention of 2 existing dwellings
Decision notice issued	30/01/2023	Granted Planning Permission
Registration of reserved matters planning application	February 2023	CA/23/00189 - for all 180 dwellings
Decision notice issued	07/07/2023	Granted Planning Permission
Work on site commenced (including demolition)		Stage not yet reached.
Dwelling completions		Stage not yet reached.

Amount of affordable units

Affordable units	Total dwellings on site	Percentage affordable
54	180	30%

Summer 2023 survey response

The Council circulated a survey in summer 2023, seeking initial views on anticipated delivery of the site and any other other factors impacting on the delivery of the site.

The developer did not respond.

Agreed Site Commentary

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.

A variation planning application (CA/22/01730) has been granted which includes the retention of the two existing dwellings which were originally proposed for demolition under the outline planning application. The entire 180 dwellings gained detailed planning approval in July 2023.

There are no known ownership constraints. Kitewood has confirmed their intentions to develop the site.

There are no known viability concerns, and the developer has confirmed that they will provide 30% affordable housing on site (54 affordable homes), as per the signed S106 agreement (August 2021).

The only identified infrastructure provision which could delay construction is the provision of construction access which will be provided by Hillborough Parcel A: Taylor Wimpey.

Condition 66 of the Hillborough Parcel A planning application states:

"Prior to the occupation of the 100th dwelling with the development hereby permitted, details of the location of the proposed construction access to be provided through the application site from Sweechbridge Road to the land included within planning application 19/00557 shall have been submitted to and approved in writing by the local planning authority. The construction access shall be provided at any boundary between the sites until the primary school is open, thereafter the construction route must not run adjacent to the primary school land. The construction access shall be provided in accordance with the approved details prior to the occupation of the 193rd dwelling, or 24 months from the commencement of the development hereby permitted, whichever is sooner."

Kitewood also has a separate agreement with Taylor Wimpey to provide the construction road quickly, which was signed when the developer sold the land to Taylor Wimpey.

Taylor Wimpey on strategic site Hillborough Parcel A started construction mid-2022, including access work onto Sweechbridge Road. Therefore, the construction access would be provided by early to mid 2024 at the very latest. Kitewood intends to start construction in May 2024.

Based on the Phasing Methodology which anticipates first completions within 2 years of detailed planning permission for a site this size, and provision of an access road, first completions are anticipated in 2024/25.

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 (i.e via the survey circulated in the summer or by general correspondence)	Y	
Was phasing discussed with case officer for known site issues/ progress	Y	
Was the phasing reviewed in light of the planning status, and any available evidence on the site, its ownership, viability or infrastructure requirements	Y	
Was phasing 'sense checked' against Phasing Methodology	Y	

Agreed Site Phasing

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


	2023/24	2024/25	2025/26	2026/27	2027/28
	Year 1	Year 2	Year 3	Year 4	Year 5
Housing Delivery Phasing		20	55	55	50

Signatures

Site 3: Land at Hillborough (Parcel B)

Kitewood

Name SARA SWEENEY.....

Signature 

Date 17/10/2023.....

Canterbury City Council

Name Louise Randall.....

Signature 

Date 27/10/2023.....

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 2015. 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.

Current Planning Status

The hybrid application granted in 2018 included detailed permission for the demolition of 3 dwellings, and outline permission for 800 dwellings.

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

Progress of Site 5: Land at Strode Farm

Phase	Date	Other Information
Registration of hybrid planning application	June 2015	CA/15/01317
Decision notice issued	06/08/2018	Granted at appeal
Section 106, or other planning obligations agreed or signed	May 2018	
Registration of reserved matters planning application	July 2021	CA/21/01800 - Phase A for 128 dwellings
Decision notice issued	11/05/2022	Granted Planning Permission
Work on site commenced (including demolition)		Stage not yet reached.
Dwelling completions		Stage not yet reached.

Summer 2023 survey response

The Council circulated a survey in summer 2023, seeking initial views on anticipated delivery of the site and any other other factors impacting on the delivery of the site.

Agreed Site Commentary

Phase A, for 128 dwellings was approved in 2022 and developers, Countryside Properties, are intending to submit Phase B within 2023/24.

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.

The developer intends to start work on site in 2023/24. The build out rates identified align with those provided by the developer previously.

There are no known ownership constraints. There are no known viability concerns, and the developer has confirmed that they will provide 30% affordable housing on site.

There are no known concerns over infrastructure provision which could delay construction of the residential units. The water quality concerns raised by Natural England in relation to the Stodmarsh European Protected site have already been addressed. The site is considered deliverable.

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 (i.e via the survey circulated in the summer or by general correspondence)	Y	
Was phasing discussed with case officer for known site issues/ progress	Y	
Was the phasing reviewed in light of the planning status, and any available evidence on the site, its ownership, viability or infrastructure requirements	Y	
Was phasing 'sense checked' against Phasing Methodology	Y	

Agreed Site Phasing

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

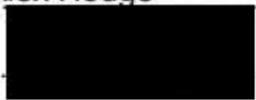
Housing Delivery Phasing	2023/24 Year 1	2024/25 Year 2	2025/26 Year 3	2026/27 Year 4	2027/28 Year 5
CA/15/01317				61	85
CA/21/01800 - Phase A		50	49	29	

Signatures

Site 5 Land at Strode Farm

Countryside Properties

Name..... Alex Hodge

Signature..... 

Date..... 28/09/23

Canterbury City Council

Name..... Louise Randall

Signature..... 

Date..... 11/10/2023

Statement of Common Ground between Canterbury City Council and Bellway

For

Site 6: Land at Greenhill

Summary

A hybrid application was registered in January 2018 and planning permission was granted in October 2020 along with a signed S106 agreement. The site is currently under construction.

Current Planning Status

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 application was granted in 2020 a Reserved Matters application covering all of the 450 dwellings was approved in December 2021.

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%

Summer 2023 survey response

The Council circulated a survey in summer 2023, seeking initial views on anticipated delivery of the site and any other other factors impacting on the delivery of the site.

The developer responded confirming that no further planning applications are anticipated and that the development is subject to a rolling production, not phasing.

The developer anticipated 60 units in Year 1, followed by 85 dwellings per year thereafter and 50 dwellings in the last year.

Agreed Site Commentary

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.

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.

There are no ownership, viability or further infrastructure provision concerns. The entire site has detailed planning permission and construction has started, so the site is considered deliverable.

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 (i.e via the survey circulated in the summer or by general correspondence)	Y	
Was phasing discussed with case officer for known site issues/ progress	Y	

Was the phasing reviewed in light of the planning status, and any available evidence on the site, its ownership, viability or infrastructure requirements	Y	
Was phasing 'sense checked' against Phasing Methodology	Y	

Agreed Site Phasing

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

	2023/24	2024/25	2025/26	2026/27	2027/28
	Year 1	Year 2	Year 3	Year 4	Year 5
Housing Delivery Phasing	62	73	72	63	60

<u>Signatures</u>	
Site 6 Land at Greenhill Bellway	
Name...	<i>T E JONES</i>
Signature	
Date ...	<i>23</i>
Canterbury City Council	
Name.....	Louise Randall
Signature.....	
Date	10/11/2023

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. The outline element of the application is for 500 residential units, including affordable housing. The site is currently under construction.

Current Planning Status

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 notice issued	19/07/2017	Granted Planning Permission
Registration of reserved matters	May 2018	CA/18/00910 - Phase 2 for 200 dwellings
Reserved matters decision notice issued	05/04/2019	Granted Planning Permission
Registration of reserved matters	October 2019	CA/19/10011 - Phase 3 for 122 dwellings
Reserved matters decision notice issued		Pending Decision
Registration of reserved matters	October 2019	CA/19/10015 - Phase 3 for 7 dwellings
Reserved matters decision notice issued		Pending Decision
Section 106, or other planning obligations agreed or signed	December 2015	
Work on site commenced (including demolition)	2017	
Dwelling completions	312 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%

Summer 2023 survey response

The Council circulated a survey in summer 2023, seeking initial views on anticipated delivery of the site and any other other factors impacting on the delivery of the site.

The developer did not respond.

Agreed Site Commentary

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, 2020/21 and 2021/22 there were 85, 47 and 61 dwellings recorded as complete respectively. This year (2022/23) resulted in the completion of 106 dwellings.

The remainder of Phase 2 for 59 dwellings has detailed planning permission and 55 of the 59 units are already under construction. The developer is working on provision of the link road connecting A257 (Littlebourne Road) with Chaucer Road.

There are no ownership, viability or further infrastructure provision concerns related to the remaining 129 dwellings which would prevent completions in 2025/26. 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 Broad Oak applications and provide a basis for effective solutions to be implemented for other development sites in the district.

The Council is continuing to work closely with Natural England, developers and other key stakeholders to identify possible mitigation solutions. Progress has been made towards a strategic solution to nutrient neutrality as the draft Canterbury District Nutrient Neutrality Strategy has been published. It was open to consultation alongside the draft Local Plan and the draft Local Plan included safeguarding and allocating land for wetland creation (which is one of the possible mitigation measures). The consultation closed earlier this year and the Council is currently reviewing responses.

The draft Canterbury District Nutrient Neutrality Strategy includes:

- onsite mitigation such as provision of onsite treatment works (Package Treatment Works), surface water treatment (Sustainable drainage systems) and water efficiency measures within building designs,
- offsetting from other projects, such as retrofitting housing stock with water saving measures, changing land use elsewhere in the District (for example Broad Oak Reservoir proposed by South East Water).
- wetland creation - areas of land have been identified as potentially suitable for wetland. Those suitable have been allocated or safeguarded within the draft Local Plan.

The Council anticipates that the Strategy will be published alongside the Reg 19 Local Plan consultation, at the latest. Therefore, the phasing of the remaining reserved matters applications has been cautious by aligning it with the Reg19 Local Plan even though the strategy or an alternative solution may come forward before then.

Additionally, nutrient neutrality has become a national issue and the Government is starting to identify possible mitigation measures and national requirements.

The Government has tabled amendments to the Levelling Up and Regeneration Bill which would place further requirements on sewage infrastructure providers and lowering the wastewater treatment work permits reducing the amount of nutrients they can release. In July 2022, the Secretary of State announced a ministerial direction to support Natural England to establish a nutrient neutral scheme. As such, the Government is also providing funding to help identify and implement mitigation measures. The Stodmarsh catchment received part of this Government funding which is allowing work to progress swiftly.

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 (i.e via the survey circulated in the summer or by general correspondence)	Y	
Was phasing discussed with case officer for known site issues/ progress	Y	
Was the phasing reviewed in light of the planning status, and any available evidence on the site, its ownership, viability or infrastructure requirements	Y	
Was phasing 'sense checked' against Phasing Methodology	Y	

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	2023/24	2024/25	2025/26	2026/27	2027/28
	Year 1	Year 2	Year 3	Year 4	Year 5
CA/15/00844				69	60 <input type="text"/>
CA/17/01296 - Phase 2	55	4			

<u>Signatures</u>	
Site 9 Land at Howe Barracks	
Taylor Wimpey	
Joanna webb	
Name.....	
Signature 	
Date 19th October '23	

Canterbury City Council

Name..... Louise Randall

Signature..... [Redacted]

Date 27/10/2023

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. The site is currently under construction.
- Parcel B - This section has outline planning permission for up to 400 dwellings which was granted in November 2018 alongside a S106.

Current Planning Status

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 252 dwellings is under consideration; and Phase 3 for 167 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 252 dwellings
Reserved matters decision notice issued		Pending decision
Registration of reserved matters	June 2021	CA/21/01597 - Phase 3 for 167 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	148 of 750 ¹	
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	107 ²	356 ³	32%

Summer 2023 survey response

The Council circulated a survey in summer 2023, seeking initial views on anticipated delivery of the site and any other other factors impacting on the delivery of the site.

The developer did not respond.

Agreed Site Commentary

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

¹ 179 dwellings are being built by Pentland Homes

² BDW have 21 units and Pentland have 86 units

³ BDW have 152 units and Pentland have 179 units

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 have been sold to BDW.

Following engagement with BDW the phasing of their parts of Phase 1 have been amended to reflect their anticipated building trajectory.

The site recorded first completions (19 dwellings) in the 2019/20 AMR. Then 17 and 71 dwellings were complete for 2020/21 and 2021/22 respectively. This year 41 completions were recorded.

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.

The two reserved matters applications for Phase 2 and 3 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 Broad Oak applications and provide a basis for effective solutions to be implemented for other development sites in the district.

The Council is continuing to work closely with Natural England, developers and other key stakeholders to identify possible mitigation solutions. Progress has been made towards a strategic solution to nutrient neutrality as the draft Canterbury District Nutrient Neutrality Strategy has been published. It was open to consultation alongside the draft Local Plan and the draft Local Plan included safeguarding and allocating land for wetland creation (which is one of the possible mitigation measures). The consultation closed earlier this year and the Council is currently reviewing responses.

The draft Canterbury District Nutrient Neutrality Strategy includes:

- onsite mitigation such as provision of onsite treatment works (Package Treatment Works), surface water treatment (Sustainable drainage systems) and water efficiency measures within building designs,
- offsetting from other projects, such as retrofitting housing stock with water saving measures, changing land use elsewhere in the District (for example Broad Oak Reservoir proposed by South East Water).
- wetland creation - areas of land have been identified as potentially suitable for wetland. Those suitable have been allocated or safeguarded within the draft Local Plan.

The Council anticipates that the Strategy will be published alongside the Reg 19 Local Plan consultation, at the latest. Therefore, the phasing of the remaining reserved matters

applications has been cautious by aligning it with the Reg19 Local Plan even though the strategy or an alternative solution may come forward before then.

Additionally, nutrient neutrality has become a national issue and the Government is starting to identify possible mitigation measures and national requirements.

The Government has tabled amendments to the Levelling Up and Regeneration Bill which would place further requirements on sewage infrastructure providers and lowering the wastewater treatment work permits reducing the amount of nutrients they can release. In July 2022, the Secretary of State announced a ministerial direction to support Natural England to establish a nutrient neutral scheme. As such, the Government is also providing funding to help identify and implement mitigation measures. The Stodmarsh catchment received part of this Government funding which is allowing work to progress swiftly.

There are no known ownership constraints or viability concerns, and the site has been phased in line with the Phasing Methodology.

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 (i.e via the survey circulated in the summer or by general correspondence)	Y	
Was phasing discussed with case officer for known site issues/ progress	Y	
Was the phasing reviewed in light of the planning status, and any available evidence on the site, its ownership, viability or infrastructure requirements	Y	
Was phasing 'sense checked' against Phasing Methodology	Y	

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	2023/24	2024/25	2025/26	2026/27	2027/28
	Year 1	Year 2	Year 3	Year 4	Year 5
CA/15/01479 (394 of 750 dwellings)			50	100	100
CA/17/02719- Phase 1 (269 of 750 dwellings) ⁴	40	16			
CA/17/02719 - Phase 1B - (36 of 750 dwellings) Phase 1D – (29 of 750 dwellings)			38	27	
CA/20/01680 - Phase 1b (87 of 750 dwellings)	47	26	14		
CA/20/00819 - 16 bed hospice		16 ⁵			
CA/15/01479 (CA/21/01798 pending decision) - 73 bed care home				73 ⁶	

Signatures

Site 11 Parcel A: Land at Cockerling Farm, Thanington

David Wilson Homes Kent


Name... *Kate Rowe on behalf of BDW Kent*

Signature. 

Date ... *20/10/23*

Canterbury City Council

Name... *Louise Randall*

Signature 

Date ... *27/10/2023*

⁴ Pentland Homes are building out this section and by signing this agreement BDW are not agreeing to these 56 dwellings which are outside of their control.

⁵ Note this will be ratioed as appropriate in the final figures, in line with National Guidance.

⁶ Note this will be ratioed as appropriate in the final figures, in line with National Guidance.

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 August 2023.

Current Planning Status

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 August 2023.

Summer 2023 survey response

The Council circulated a survey in summer 2023, seeking initial views on anticipated delivery of the site and any other other factors impacting on the delivery of the site.

The developer did not respond.

Agreed Site Commentary

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.

A reserved matters application for the earthworks was submitted in May 2021, and granted in October 2021. In October 2022 a reserved matters application for the Spine Road was granted permission. In August 2023 an alternative spine road reserved matters application was granted, and work will progress on the Spine Road as soon as practically possible.

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. Another reserved matters application was submitted in August 2023 covering phases 3, 4b and 5b for 224 dwellings. All dwelling elements of the outline permission now have a detailed planning application pending decision

The two 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, Broad Oak and Hopland applications and provide a basis for effective solutions to be implemented for other development sites in the district.

The Council is continuing to work closely with Natural England, developers and other key stakeholders to identify possible mitigation solutions. Progress has been made towards a strategic solution to nutrient neutrality as the draft Canterbury District Nutrient Neutrality Strategy has been published. It was open to consultation alongside the draft Local Plan and the draft Local Plan included safeguarding and allocating land for wetland creation (which is one of the possible mitigation measures). The consultation closed earlier this year and the Council is currently reviewing responses.

The draft Canterbury District Nutrient Neutrality Strategy includes:

- onsite mitigation such as provision of onsite treatment works (Package Treatment Works), surface water treatment (Sustainable drainage systems) and water efficiency measures within building designs,
- offsetting from other projects, such as retrofitting housing stock with water saving measures, changing land use elsewhere in the District (for example Broad Oak Reservoir proposed by South East Water).
- wetland creation - areas of land have been identified as potentially suitable for wetland. Those suitable have been allocated or safeguarded within the draft Local Plan.

The Council anticipates that the Strategy will be published alongside the Reg 19 Local Plan consultation, at the latest. Therefore, the phasing of the remaining reserved matters applications has been cautious by aligning it with the Reg19 Local Plan even though the strategy or an alternative solution may come forward before then.

Additionally, nutrient neutrality has become a national issue and the Government is starting to identify possible mitigation measures and national requirements.

The Government has tabled amendments to the Levelling Up and Regeneration Bill which would place further requirements on sewage infrastructure providers and lowering the wastewater treatment work permits reducing the amount of nutrients they can release. In July 2022, the Secretary of State announced a ministerial direction to support Natural England to establish a nutrient neutral scheme. As such, the Government is also providing funding to help identify and implement mitigation measures. The Stodmarsh catchment received part of this Government funding which is allowing work to progress swiftly.

In August 2023 a planning application was submitted to allow changes to the phasing delivery rates. This was granted in September 2023

There are no ownership, viability or further infrastructure provision concerns. Therefore, the site has been phased in line with the information approved under CA/23/01539.

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 (i.e via the survey circulated in the summer or by general correspondence)	Y	
Was phasing discussed with case officer for known site issues/ progress	Y	
Was the phasing reviewed in light of the planning status, and any available evidence on the site, its ownership, viability or infrastructure requirements	Y	
Was phasing 'sense checked' against Phasing Methodology	Y	

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.

	2023/24	2024/25	2025/26	2026/27	2027/28
	Year 1	Year 2	Year 3	Year 4	Year 5
Housing Delivery Phasing		60	60	60	60

Signatures

Site 11 Parcel B: Land at Cockerling Farm, Thanington

Redrow Homes Ltd

Name: Josephine Baker

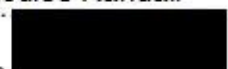
Signature



Date: 17th October 2023

Canterbury City Council

Name..... Louise Randall



Signature

Date .. 27/10/2023

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 site is currently under construction.

Current Planning Status

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. All of the dwellings have detailed planning permission.

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	September 2021	CA/21/02244 - Phase 2 and

matters		3 for 160 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	4 of 300	

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%
Total	90	300	30%

Summer 2023 survey response

The Council circulated a survey in summer 2023, seeking initial views on anticipated delivery of the site and any other other factors impacting on the delivery of the site.

The developer did not respond.

Agreed Site Commentary

A hybrid application, including detailed permission for 140 dwellings was granted in 2019, along with a signed S106. The remaining 160 dwellings gained detailed planning permission through a granted reserved matter planning permission in March 2022.

There are no known ownership constraints. The developer has confirmed their intention to be the housebuilder.

There are no viability or infrastructure provision concerns. The site is under construction with first completions this year (4 dwellings). As the entire site has detailed planning permission it is considered deliverable and has been phased in line with the Phasing Methodology.

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 (i.e via the survey circulated in the summer or by general correspondence)	Y	
Was phasing discussed with case officer for known site issues/ progress	Y	
Was the phasing reviewed in light of the planning status, and any available evidence on the site, its ownership, viability or infrastructure requirements	Y	
Was phasing 'sense checked' against Phasing Methodology	Y	

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	2023/24	2024/25	2025/26	2026/27	2027/28
	Year 1	Year 2	Year 3	Year 4	Year 5
CA/17/00469	70	50	16		
CA/21/02244 - Phase 2 and 3		20	54	70	16

<u>Signatures</u>	
Site 12: Grasmere Gardens (Land South Of The Ridgeway)	
Kitewood	
Name..	SARA SWGENFI
Signature	
Date..	17/10/2023
Canterbury City Council	
Name...	Louise Randall
Signature	
Date...	27/10/2032