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UNITED KINGDOM

23 May 2024

Project/File: 333101108

Planning Policy
Canterbury City Council
Military Road
Canterbury
Kent
CT1 1YW

Dear Sir / Madam,

Reference: Canterbury Local Plan Regulation 18 Consultation Representations On behalf of Taylor Wimpey Strategic Land

These representations are prepared by Stantec UK Ltd (Stantec) on behalf of our Client, Taylor Wimpey Strategic Land (TW). Taylor Wimpey is one of the UK's largest housebuilders with a clear strategy to deliver new homes and thriving communities with a focus on sustainability. As a housebuilder, TW delivered over 14,000 new homes in 2022 across the UK.

Taylor Wimpey is active across Kent and the wider South East, delivering a significant number of new homes annually across the region. We consider that Canterbury City Council (CCC) is well placed to deliver a growth strategy that provides a positive blueprint for how housing needs can be met across the region.

Whilst we are generally supportive of the Council's approach in seeking to meet housing needs in full, we consider there are opportunities to deliver this and more, which need to be explored further as the plan-making process continues.

Vision for the District

The emerging Plan sets a Vision for the City and wider District that identifies four. key priorities and complementary objectives to deliver sustainable growth up to 2040. The focus of the Plan through these seeks to deliver:

- A sustainable and resilient economy;
- A thriving environment;
- Improved connectivity; and
- Healthy communities.

These together seek to improve the quality of life, health and wellbeing of those in the District, and the wider region, including delivering jobs, retail and leisure opportunities, new homes and affordable homes, and climate change mitigation and adaptions.

These align strongly with the Council's current Corporate Plan (2021 – 2024), which reflects the Council's ambitions to deliver growth across the District and to provide the "foundations for success for the next 20 years" including focusing on prosperity, wealth creation and sustainability. This includes provision of vital infrastructure and creation / expansion of communities through delivery of high-quality new homes. The Corporate Plan identifies a priority to deliver social housing and focus on green growth.

We support the Council's emerging Vision for the Local Plan, which provides a strong framework supporting positive growth to meet needs across the District.

Development Strategy for the District

Plan Period

The proposed Plan period has now been shortened from 2020 – 2045 in the previous Regulation 18 and 19 consultations, to 2020 – 2040/41 (ending March 2041) in the current. There does not appear to be a justification for the reduction, other than the Council wishing to allocate less through the Local Plan process. We consider this is a step backwards from the previous consultation, which provided a more positively prepared Plan which sought to meet housing and other needs over a longer period. A longer Plan period would support the Council's identification of larger and strategic sites which would deliver more in the latter years of the Plan.

Further, given the timescales involved in Plan preparation, including Examination, it is unlikely the proposed Plan period would achieve the NPPF para 22 requirement for strategic policies to look ahead over a minimum 15-year period. We anticipate the Plan period will be required to be extended by at least another year covering the period up to March 2042 (with the additional housing sites identified to support housing needs in the extended period).

Housing Requirements

The draft Local Plan identifies a housing need across the Plan period of 1,149 dwellings per annum. This reflects the Standard Method calculation of housing need, based on the latest affordability data for the District. To support this level of housing delivery, and the Vision and objectives of the Plan, a range of infrastructure is identified to be provided including new schools, health facilities, retail and community facilities, significant provision of public open spaces and sports pitches, and improved waste water treatment facilities. The Plan reflects the Council's desire to deliver growth, reflecting there is land and infrastructure available to support this.

We endorse the Housing Needs Assessment (HNA 2021) identifying that whilst the standard method figure (at that time 1,120dpa) is higher that then current adopted Local Plan target (800dpa) the higher growth figure could help facilitate infrastructure and employment growth aspirations for the District and deliver a greater number of affordable homes to address relatively poor affordability.

The Plan should, at submission, reflect the most up-to-date affordability ratios. The latest, published in March 2024, show a worsening in affordability from 10.46 to 10.96, resulting in an increase in need to 1,178dpa. This increase in need should be reflected in the Plan, with additional allocations identified to meet this.

In respect of affordable need, the HNA 2021 identifies a need for 464 affordable homes per year. This equates to circa. 40% of the standard method housing requirement being delivered as affordable homes.

The emerging Plan recognises (at para 6.1 – 6.2) that affordability presents a significant challenge and that there will be a very significant level of need for affordable housing over the Plan period (as referenced above). Moreover, we note that that the Local Plan Viability Study (2022) has identified that it is only viable for developments to provide 30% affordable housing on qualifying sites (i.e. those in excess of 10 homes / 0.5 hectares), with a lower requirement for extra care housing schemes of 20%. Assuming 1,149 homes per annum are delivered on qualifying sites, Affordable housing delivery at 30% from qualifying sites would equate to 345 affordable homes being delivered per year, which would result in a shortfall of 119 affordable homes per annum - or 2,380 affordable homes over the Plan period.

In light of the conclusions of the HNA 2021 and to avoid the risk of exacerbating affordability challenges locally, we consider the Council needs to be looking for further opportunities to increase affordable housing delivery by increasing the overall housing requirement in the emerging Plan.

Further, whilst Canterbury is its own self-contained Housing Market Area, it is an area which has and continues to experience high levels of migration. The HNA 2021 identified that between 2001 and 2021 the District had experienced 21% population growth, with this being highest in Canterbury City. Growth up to 2040 is estimated at between +8% and +15%, with the most substantial growth area being for residents aged 65+.

Whilst this is partly captured by the Standard Method calculation for housing need, there is a risk that this does not reflect the reality of actual delivery of housing across the South East, which is significantly below housing need requirements. The below, focusing solely in this case on Canterbury and its neighbouring authorities, clearly demonstrates how the region is underperforming against requirements:

- Canterbury City Council – Not successfully delivering against its housing needs (75% Housing Delivery Test result), nor does it have a deliverable 5-year housing land supply. Partly in the context of current Nitrate Neutrality constraints, but nevertheless housing needs are not being met. Only at an early stage (Reg 18) in preparation of its new Plan, despite the existing Plan being adopted in 2017; therefore behind in its Local Plan Review process.
- Ashford Borough Council – Meeting housing delivery test requirements (107%) but does not have a deliverable 5-year housing land supply. Partly in the context of current Nitrate Neutrality constraints, but nevertheless housing needs are not being met. Early (pre-Reg 18) work now progressing on a new Plan despite the adopted Plan now being over 5-years old;
- Thanet District Council – Not successfully delivering against its housing needs (71%), nor does it have a deliverable 5-year housing land supply. Both despite having an up-to-date Local Plan adopted in 2020. No progress on new Plan.
- Dover District Council - Meeting housing delivery test requirements (106%) but has a deliverable housing land supply and is in the latter stages of Examination for its new Local Plan which seeks to meet the Districts own needs in full;
- Folkestone and Hythe District Council – Not successfully delivering against its housing needs (87%). Housing land supply position unclear, but marginally above 5-years at best. Both despite having an up-to-date Local Plan adopted in 2022; and
- Swale Borough Council – Delivering against its housing needs (122%) and does have a deliverable 5-year housing land supply. However, no up-to-date Local Plan, and Council is going backwards in the new Local Plan process having previously consulted on Reg 19.

In addition to the above, the effect of the proximity and accessibility of Canterbury to London makes it a destination for those who move out of the capital, whether through choice or necessity due to affordability or lack of provision.

Stantec has undertaken research (Appendix A) which demonstrates the consequences of London's significant delivery shortfall on Kent, which identifies an increasing trend of out-migration from London. Across all ages, Canterbury has one of the highest increases in population caused by migration from London across the South East. This is particularly prevalent for students and renters, homeowners with equity, and those over 65 years in age.

Unmet need is therefore clearly a persistent issue across the region which will have consequences on where people can live, work and their health and wellbeing. It is important that the scale of these needs is recognised and reflected by the Council in its Local Plan preparation. Where feasible, authorities should be looking to address this, including looking at cross-boundary solutions where possible.

Housing Supply

As noted above, the Council is seeking to adopt a Plan that meets housing needs in full and this approach is supported. A hierarchical approach is proposed which focuses growth in the most sustainable locations, i.e. Canterbury Urban Area, followed by the other Urban Areas and the larger rural villages.

Given the early stage the Plan is at, there is no detail identifying how many dwellings are proposed in each area, how many homes are coming from proposed allocations or existing commitments, and how much is anticipated through windfall provision. Without this it difficult to comment on whether the strategy is likely to meet needs in full.

Part of this will be considering whether existing commitments (inc. allocations) can viably achieve the level of growth previously anticipated in light of the need for Biodiversity Net Gain, Nitrate Neutrality solutions, as well as other policies of the emerging Plan (i.e. those relating to net zero). Further, robust justification will be needed for any proposed windfall provision.

It is vital the Plan provides an effective strategy which at least meets housing needs in full, and seeks to address rather than contribute to the persistent affordability issues and growing unmet needs being experienced regionally.

Further, we consider a suitable buffer should be provided for to ensure the level of development required is deliverable across the Plan period. The need for a suitable buffer is heightened due to the reliance being placed on a small number of large sites and the principle focus of the Plan being on Canterbury City and Urban Area, which necessitates various infrastructure interventions to achieve this. These could both give rise to delays to delivery, and we therefore consider the application of a 15 – 20% buffer justified to ensure housing needs are met in full.

Housing Need and Sustainability Appraisal of draft Local Plan

In the context of the shortcomings of neighbouring authorities and the pressures arising from this and the wider South East and London, alongside the likely under delivery of affordable housing, the Council should be considering and testing higher growth scenarios through the Plan making process.

The Sustainability Appraisal Report ('SA', February 2024) has assessed growth options of Standard Method ('SM'), SM+10% and SM+20%. The matrix at SA Table 5.2 shows all growth options score similarly / the same across the SA objectives.

The SA states that "The PPG clearly identifies that any deviation from the standard method must be supported with robust justification and only used in exceptional circumstances. There is currently no robust evidence to justify an alternative methodology, and include a 10% or 20% uplift in the standard method figure as proposed under the alternative options" (para 5.3.21).

We agree that there is no robust evidence to justify the use of an alternative methodology to the standard method.

However, it is unclear if the SA is conflating the need for 'exceptional circumstances' and 'robust evidence' to justify the inclusion of a 10% or 20% uplift in the Standard Method figure. If the SA is doing this, then it would be wrong to do so. This is because the PPG is clear that 'exceptional circumstances' are only required if the approach is to deviate from the use of the standard method for calculating housing need (para. 003 Reference ID: 2a-003-20190220). Moreover, that 'robust justification' is needed where an alternative approach results in a lower housing need figure than that identified using the standard method (para 015 Reference ID: 2a-015-20190220).

The National Planning Policy Framework (December 2023) is clear in the regard to the final housing requirement differing from the local housing need figure established from the use of the standard method, with para 61 confirming "the outcome of the standard method is an advisory starting-point for establishing a housing requirement for the area" and para 67 stating "the requirement may be higher than the identified housing need if, for example, it includes provision for neighbouring areas, or reflects growth ambitions linked to economic development or infrastructure investment".

This is further emphasised in the PPG (Paragraph: 010 Reference ID: 2a-010-20201216) which reads:

> ***The government is committed to ensuring that more homes are built and supports ambitious authorities who want to plan for growth. The standard method for assessing local housing need provides a minimum starting point in determining the number of homes needed in an area. It does not attempt to predict the impact that future government policies, changing economic circumstances or other factors might have on demographic behaviour. Therefore, there will be circumstances where it is appropriate to consider whether actual housing need is higher than the standard method indicates.***

Overall, we do not consider the SA has properly considered the SM+10% and SM+20% growth options. This is because it is difficult to see how the alternative options (+10% and +20%) could not perform better in a number of respects.

Additional planned growth could deliver a range of benefits, above that which could be achieved through delivery of the 'minimum' housing need, including additional homes and affordable homes (of all tenures), job creation, community facilities, green infrastructure and public open spaces, sports and leisure facilities, strategic highway and sustainable transport infrastructure, and strategic environmental (inc. nutrient) mitigation and biodiversity net gain.

The SA reflects these options (at para 5.3.12 and 5.3.14) could have additional positive effects against the SA objectives, most notably additional housing, employment and economic growth. In addition to this, it would clearly align with the Vision and Objectives of the Plan and the Council's Corporate Strategy and would help address some of the issues of neighbouring authorities / the region, which requires a strategic approach to housing delivery not currently being undertaken by authorities in this area.

We therefore do not agree with the conclusions of the Council in this regard and consider there to be circumstances locally and regionally that justify further exploration of a higher growth figure for the District. The Council should revisit the SA and emerging Plan strategy, and test the higher growth options more robustly and to look to maximise opportunities for good growth across the District.

Movement and Transportation Strategy

The draft Transport Strategy (2024) focuses on a strategy which seeks to incrementally increase access to non-private vehicle modes of transport, including improving walking and cycling provision and access to regular bus services. This includes measures for the short, medium and long-term which reflects the need for the Plan to include sites of a range of sizes, to deliver and fund improvements across different timeframes of the Plan period.

We are supportive of the approach taken by the Council of supporting development through a programme of targeted sustainable transport infrastructure improvements and identification and delivery of key highways infrastructure. As set out in the Strategic Objectives of the Plan, the delivery of infrastructure can be “positively exploited” to support growth and maximise benefits for residents and businesses. This is a welcomed recognition, and one which supports the potential for further growth across the District supported by proposed and (if necessary) further infrastructure provision.

The costs of infrastructure provision should be sufficiently costed as part of the Plan making process and robustly considered through the supporting viability work to confirm sites remain deliverable across the Plan period.

Policy Comments

At this early stage we have not sought to review proposed policies in detail. However, we have the following comments at this time.

- Policy C12: Land north of the University of Kent
  - This strategic allocation has been introduced within this consultation, not featuring in any previous. It is a significant site and identified to deliver a substantial portion of the District’s overall need at circa. 2,000 new homes. At this stage, we do not consider sufficient evidence has been produced to demonstrate this Site is deliverable over the Plan period. It will be a complex Site and the reliance on it risks slow delivery against housing needs. We strongly recommend further evidence gathering work be produced to support the Site and identify a realistic trajectory (which is not currently provided). A buffer to housing requirements would be justified if sites such as this are to be relied upon.
- Policy DS21: Supporting Biodiversity Recovery:
  - Biodiversity Net Gain - Whilst it is accepted the Council could, through policies, seek a higher level of Biodiversity Net Gain (BNG) than is legislatively required (10%) this needs to be justified. As set out in Planning Practice Guidance (PPG) policies which require a higher percentage should be supported by evidence demonstrating the impacts on viability. The increased requirement will have impacts on this, as well as on general site capacity to support development (thus requiring additional housing sites to meet need). Consideration will also be needed as to the impact of 20% BNG requirement on existing commitments if these are required to deliver this policy requirement.
  - Green Infrastructure Requirements – Whilst we support the intentions to provide for a minimum 20% tree cover on sites of over 300 homes, we would suggest that any such policy is flexibly worded to ensure compatibility with other policy objectives including for e.g. requirements for different typologies of public open spaces, ‘blue’ infrastructure requirements and creation of BNG habitat areas.

As a general comment, the Council needs to robustly consider the ability of different sites, at a variety of scales and typologies, to be deliverable in the context of the emerging Local Plan requirements. As well as external market forces and the existing CIL regime, there are a growing number of requirements within the emerging Plan and alongside this, which could negatively affect the viability of schemes.

This includes, but is not limited to, Biodiversity Net Gain, Nutrient Neutrality (whether needing on-site solutions or purchasing of credits), First Homes, net zero operational emissions, strategic infrastructure mitigation, SAMM contributions (where relevant), and open space provision / contributions. We do not consider these have all properly been considered as part of the viability work undertaken at this stage.

In this respect, we do not consider there to be sufficient evidence which underpins the conclusions of the Viability Study (May 2022) which concludes the cost of intervention to go from 10% to 20% BNG are "modest and will be achieved through the use of more mixed planting plans" and the requirement for 20% is unlikely to impinge on capacity of development sites. Further, it is unclear why the Open Space Standards within the Viability Study are not consistent with those in the Plan.

Summary

As set out in these Representations, whilst we are generally supportive of the Council's approach, we consider the Plan could go further in supporting positive growth to meet needs across the District and the wider region. This would align with the Council's own Corporate Plan priorities, as well as helping achieve the Vision and Objectives of the emerging Plan.

Whilst the Council has, through Sustainability Appraisal, considered alternative growth scenarios we believe these may have been wrongly disregarded. The NPPF and PPG both reflect the standard method is the appropriate approach to setting the 'starting point' for housing requirements which could thereafter be set higher. We consider that the scale of housing need locally and regionally should be reflected by the Council in its Local Plan preparation and that a higher housing growth figure should be further explored and tested by the Plan.

Subject to this, we consider the Plan presents a positive opportunity to put in place an effective strategy that meets housing needs in full and helps address, rather than contribute to, the persistent affordability issues and growing unmet housing needs being experienced regionally.

We would be happy to discuss the content of these Representations with you if helpful, and look forward to engaging in the next stages of the Plan preparation as it advances.

Regards,

STANTEC UK LIMITED

James Finn
Planning Director
[redacted]

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Appendix 1 -

Understanding Migration from London to Kent (February 2024), produced by Stantec

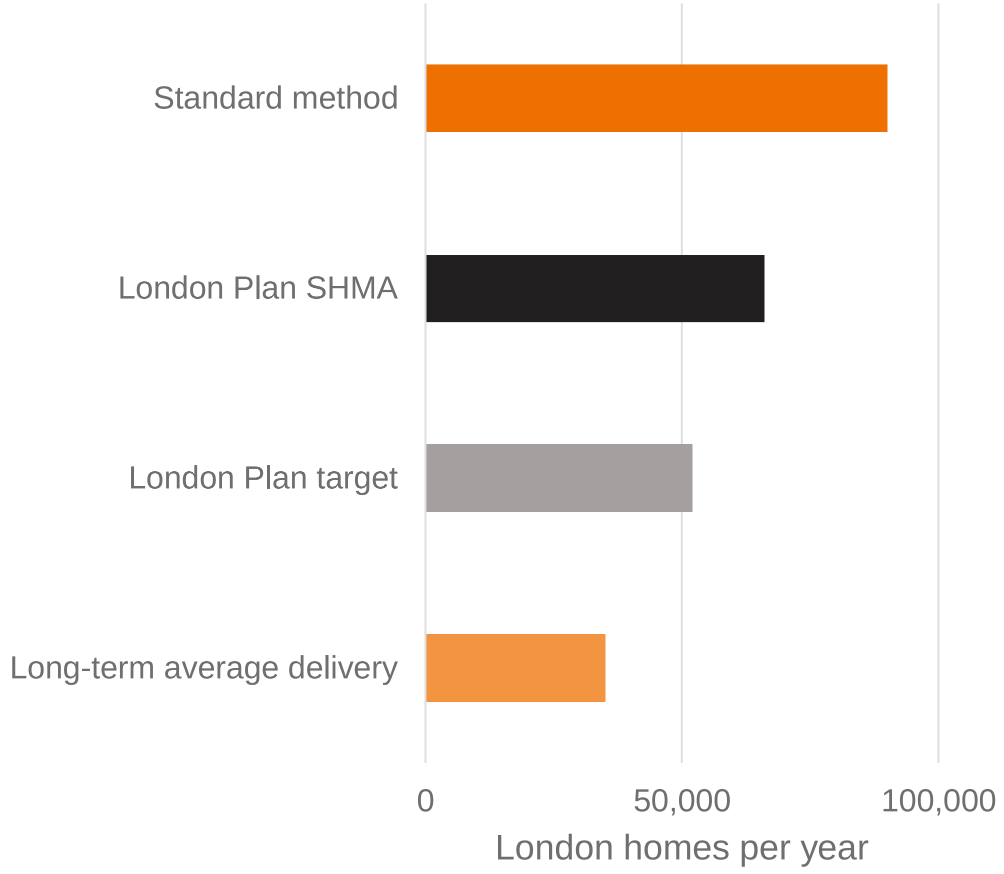
Understanding Migration from London to Kent

February 2024

About this analysis

The London Plan, published in March 2021, sets a housing delivery target of 52,000 homes per year over ten years. This falls some way short of the need for 66,000 identified in the Plan's SHMA, and even further relative to the 90,000 calculated from the government's standard method. Long-term average delivery stands at just 35,000. A significant delivery shortfall is therefore likely to persist, requiring collaboration with nearby authorities to address unmet need.

An expert panel report, investigating aspects of the London Plan which could be inhibiting housing delivery, was published in February. Its primary recommendation is an overarching presumption in favour of development on brownfield land, and a consultation on this and other changes is now ongoing. Given the significant scale of under-delivery, however, pressure on neighboring authorities will continue. This analysis considers the extent of these pressures that face the county of Kent.



About this analysis

The Mid-Year Population Estimates (MYPEs) published by the ONS provide population estimates from national level down to electoral wards, including migration, mortality, and fertility for the year ending June 2022.

Stantec's Development Economics Team has analysed migration data from the MYPEs to determine how many people moved out of Greater London to Kent, breaking this down by and age group and destination local authority. This will indicate the scale of migration from London to Kent, and where in the county these pressures are greatest.

In order to provide an indication of how trends have changed over time, we will compare outcomes with the year ending June 2020. Analysis for the year ending 2021 is not included – in the context of the pandemic, there was a spike in out-migration from London, which is likely to be a one-off and not a helpful guide to the future.

Results of the analysis are set out on the following pages:

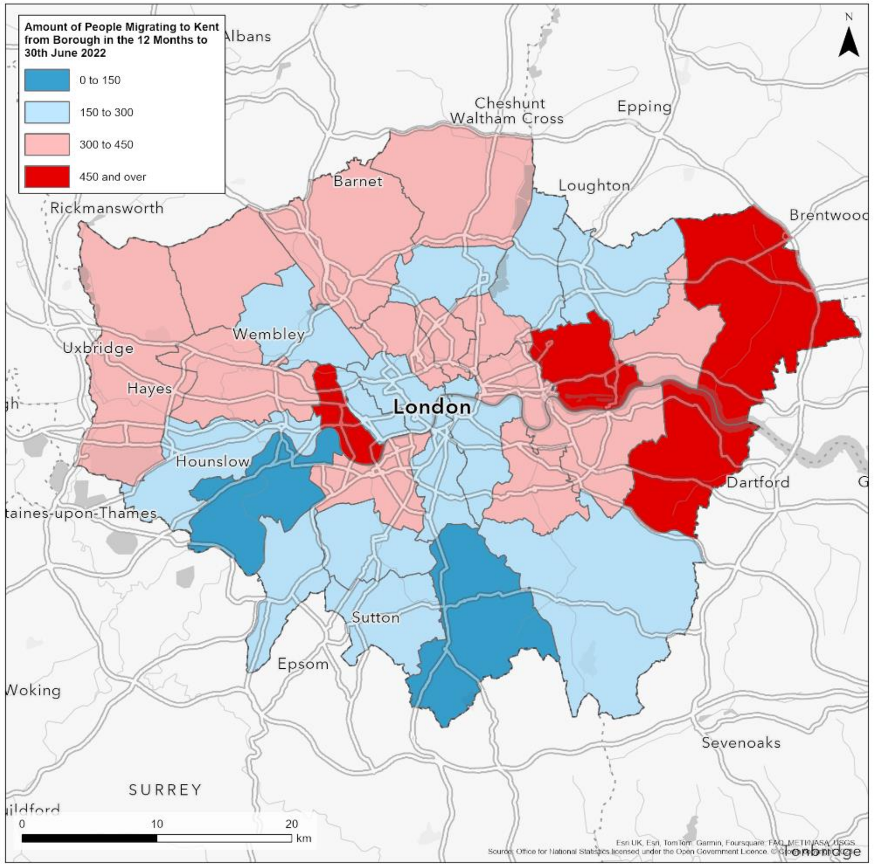
- Key points
- All ages
- Families with young children (under 10s)
- Families with older children (10-17)
- Students and renters (18-24)
- First time buyers (25-44, the age group representative of first-time buyers and concealed households)
- Homeowners with equity (45-64, predominantly second-time buyers)
- Retirees (65+)

Key points

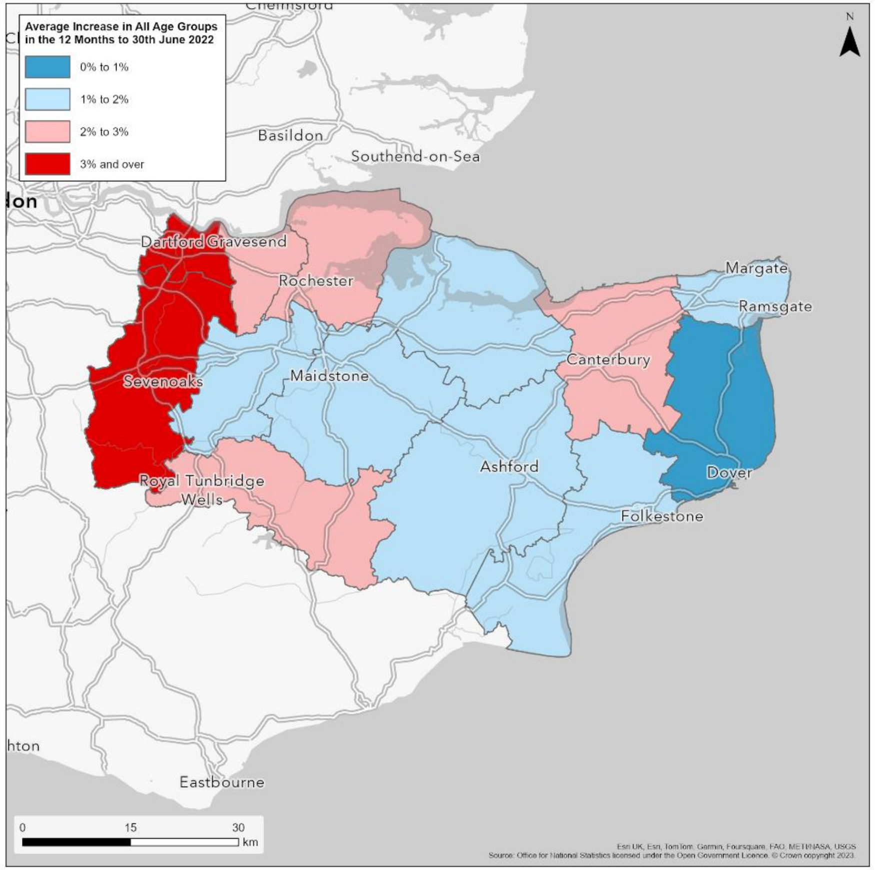
- The number of people moving out of London and Kent increased from approximately 32,038 in the year to June 2020 to nearly 38,337 in 2022.
- Just over half as many people migrated from Kent into London, the net outflow was almost 18,000.
- 405,000 residents in total migrated out of London to other parts of the UK. Those heading to Kent therefore made up 8% of the total.
- By age group, the largest outflow by far – over 16,000 people – was among 25–44-year-olds. These are the group most likely to be prospective first-time buyers, indicating the difficulty they face getting on the housing ladder within London.
- For all age groups except 18–24-year-olds (students and renters), outflows from London exceed inflows, so there is net migration from London into Kent.
- For most groups, the biggest impacts are in local authorities immediately next to London, suggesting that people are trying to access more affordable or suitable housing whilst staying in reasonable commuting distance.
- For students and renters, the biggest impacts where universities exist, and relative to the existing populations of 18–24-year-olds some of these impacts are very large indeed (over 10% for Canterbury).
- For the two oldest age groups (aged 45 and over), there are significant impacts in coastal authorities further from London.
- Of all local authorities in the Wider South East, Dartford experienced the largest relative change to it's population resulting from migration from London in 2022.
- Comparing the latest results to those from 2020:
  - The number of 18 to 24 year olds moving from Kent to London decreased by 11%.
  - Outflows for all other age groups have increased.
  - The age cohort that saw the largest increase in outflows was first time buyers (25 – 44 year olds). The number of people in this age group who moved from London to Kent increased by approx. 3,500 from 2020 to 2022.

All ages

Number of people moving from London Boroughs to Kent, 2022



Corresponding increase in the population size of Kent LAs, 2022



All ages

In the year to June 2022, nearly 38,337 people moved out of London to the local authorities which comprise Kent. This compares with a migration flow of 32,038 in the year to June 2020, an increase of 20%.

The Kent local authority which experienced the highest inward migration from London in 2022 was Medway, with 5,802 Londoners relocating to the Borough. Of the 109 local authorities which comprise the Wider South East, Medway experienced the 4th largest influx of people moving out of London.

The local authority with the lowest absolute inflows if internal migrants from London was Dover, with only 906 people moving to the district in 2022. This is also the Kent LA located geographically the farthest away from London.

Table 1: people who migrated from Greater London to Kent in the year to June 2022

	All Ages	Wider SE Rank (of 109)
Medway	5,802	4
Dartford	5,703	5
Canterbury	4,276	12
Sevenoaks	3,955	16
Maidstone	3,111	29
Gravesham	2,644	39
Tonbridge and Malling	2,476	41
Tunbridge Wells	2,400	42
Swale	2,006	48
Thanet	1,873	55
Ashford	1,854	56
Folkestone and Hythe	1,330	69
Dover	906	89
Total moves London to Kent	38,337	-
Total moves London to Wider SE	246,561	-

All ages

Table 2 indicates that the Kent LAs with the biggest relative impacts are generally in the immediate periphery of London, with the exception of Canterbury, suggesting that many of those migrating out need to stay within close commuting distance.

Dartford saw the largest increase to its overall population caused by people moving out of London in 2022. The number who moved to Dartford represented 4.8% of the existing population.

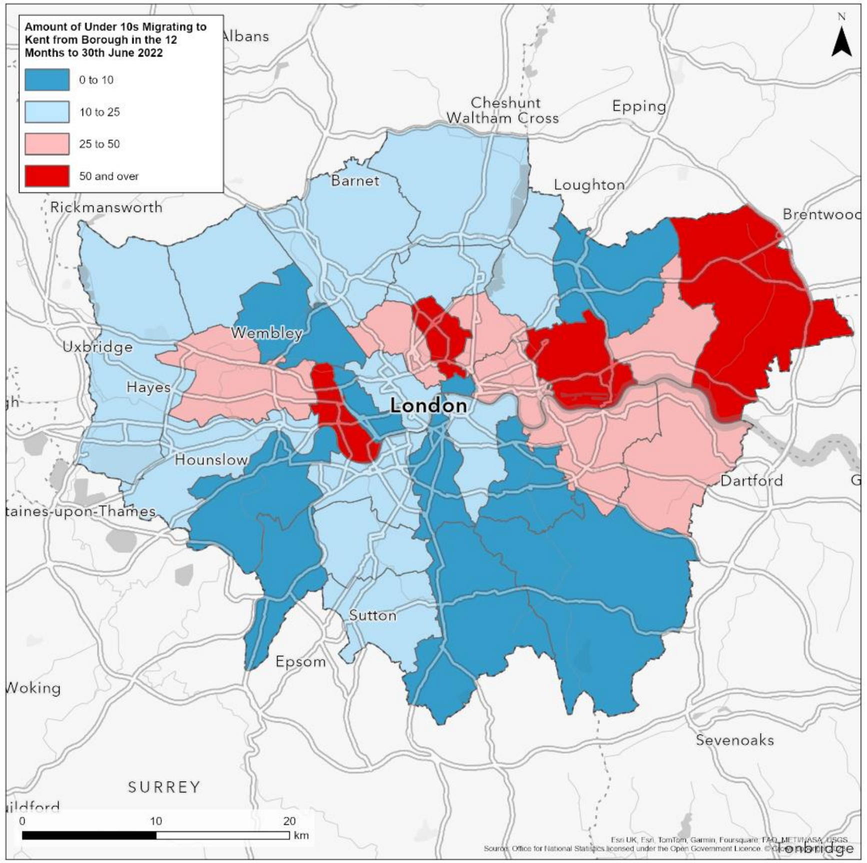
As with the absolute moves from London, Dover saw the lowest increase in its overall population resulting from those moving out of London, at only 0.77% of the existing population.

Table 2: Increase in the existing population caused by moves to Kent from London in the year to June 2022

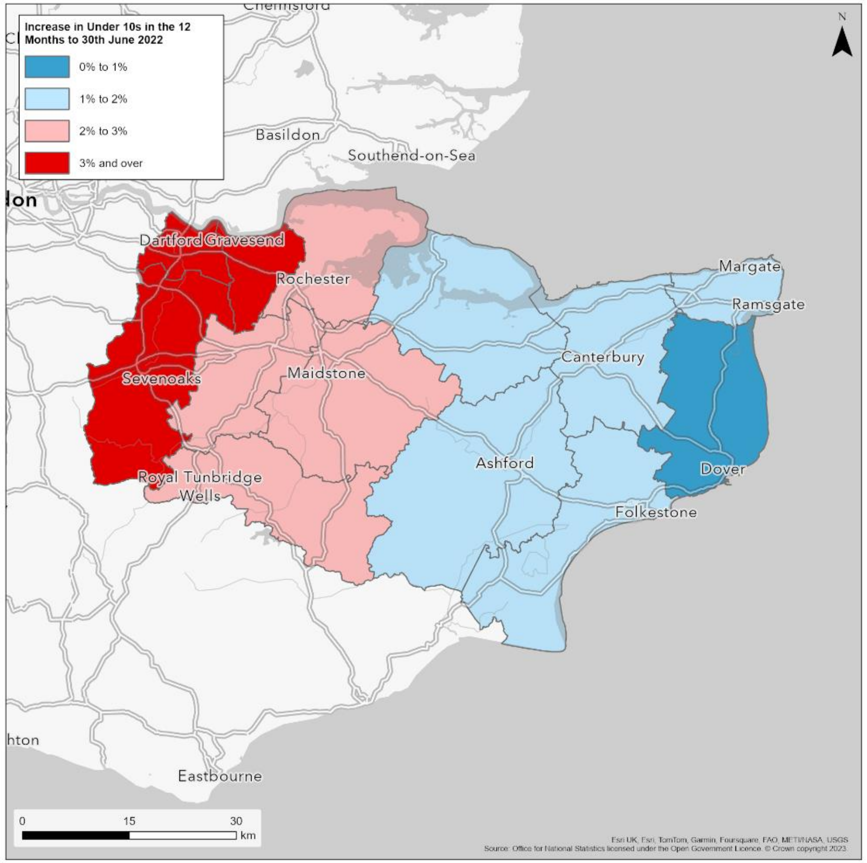
	All Ages	Wider SE Rank (of 109)
Dartford	4.80%	1
Sevenoaks	3.27%	12
Canterbury	2.71%	17
Gravesham	2.47%	23
Tunbridge Wells	2.07%	28
Medway	2.05%	30
Tonbridge and Malling	1.85%	35
Maidstone	1.72%	39
Ashford	1.37%	47
Thanet	1.33%	50
Swale	1.30%	52
Folkestone and Hythe	1.21%	58
Dover	0.77%	84

Families with young children

Number of under 10s moving from London Boroughs to Kent, 2022



Corresponding increase in the population size of under 10s in Kent LAs, 2022



Families with young children

For families with children under 10, the two most popular areas to move to were Dartford and Medway, which both saw inward migration from London of over 900 people each in 2022. Dartford lies on the border of the London Borough of Bexley, while Medway benefits from regular transport connections to central London. This suggests that parents are trading off finding an affordable and suitable family home with maintaining a reasonable commute.

In comparison to the 5,465 who relocated from London to Kent in 2022, only 1,417 under 10s migrated in the opposite direction, from all LAs in Kent to London. This illustrates the direction of migration flows of young families, who are overwhelmingly migrating out of London. This is likely to cause additional strain on local schools and early years services, as well as the supply of family housing.

Table 3: under 10s who migrated from Greater London in the year to June 2022

	0 - 9	Wider SE Rank (of 109)
Dartford	953	3
Medway	951	4
Sevenoaks	600	12
Maidstone	501	20
Gravesham	490	21
Tunbridge Wells	384	30
Tonbridge and Malling	358	34
Swale	320	36
Ashford	257	43
Canterbury	213	51
Thanet	201	53
Folkestone and Hythe	154	65
Dover	81	89
Total moves London to Kent	5,465	-
Total moves London to Wider SE	31,002	-

Families with young children

In addition to seeing the highest number of families with young children from London move in, Dartford also experienced the largest relative increase in it's under 10 population as a result, which grew by 5.6% in 2022. Dartford also saw the largest relative increase in its under 10 population owing to migration from London in 2020 (at 4.9% of its existing population)This trend is likely to significantly increase pressure on Dartford in particular, as the closest local authority in Kent to London.

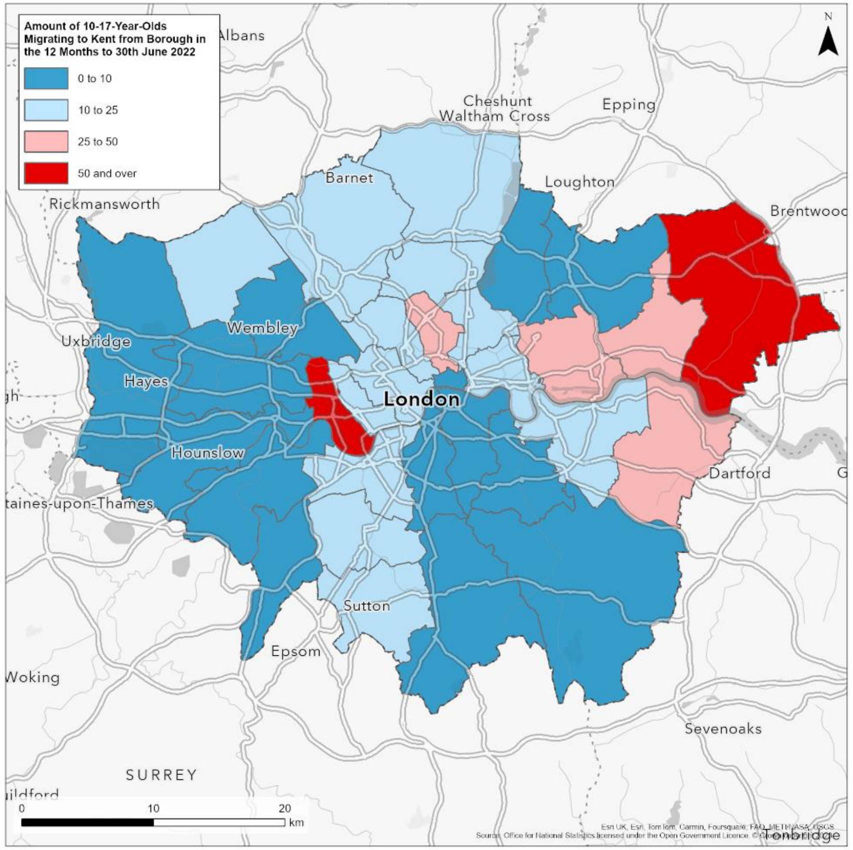
In both 2022 and 2020, the top 7 local authorities in Kent which saw the largest relative increases in the population of under 10s from migration out of London remained in the same order. This indicates that 1) these are the most desirable areas on families and 2) demand for family housing and services related to young children are increasing in specific areas rather than being spread evenly across the county.

Table 4: % increase in under 10s in the year to June 2022

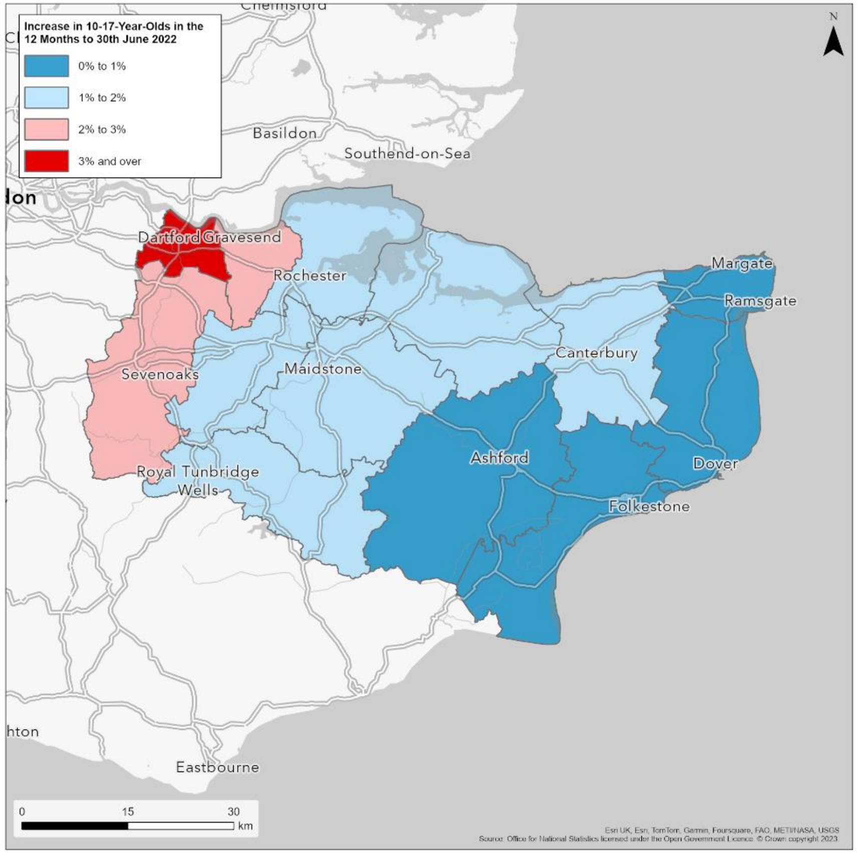
	0 - 9	Wider SE Rank (of 109)
Dartford	5.6%	1
Sevenoaks	4.2%	10
Gravesham	3.5%	12
Tunbridge Wells	2.9%	19
Medway	2.6%	22
Maidstone	2.3%	27
Tonbridge and Malling	2.2%	29
Swale	1.7%	38
Ashford	1.6%	40
Canterbury	1.5%	48
Folkestone and Hythe	1.4%	52
Thanet	1.3%	54
Dover	0.7%	89

Families with older children

Number of 10 to 17 year olds moving from London Boroughs to Kent, 2022



Corresponding increase in the population size of 10 to 17 year olds in Kent LAs, 2022



Families with older children

Migration from London to Kent of families with older children follows a similar pattern to those with younger children, dominated by moves to authorities immediately outside London.

The number of families with older children moving from London to Kent in the year through June 2022 is just over half of that of families with young children. An explanation for this trend is that London is more unaffordable for those with young children, who must factor in extra costs such as childcare.

The number of 10 – 17 year olds who moved from Kent to London over the same year was 978, therefore inflows far exceeded outflows by over 3 to 1. For under 10s, this ratio is almost 4 to 1.

Table 5: 10–17-year-olds who migrated from Greater London in the year to June 2022

	10 - 17.	Wider SE Rank (of 109)
Dartford	617	2
Medway	537	3
Sevenoaks	272	14
Maidstone	265	16
Gravesham	236	20
Swale	175	29
Tunbridge Wells	169	30
Tonbridge and Malling	162	31
Canterbury	154	35
Ashford	122	45
Dover	104	51
Thanet	95	54
Folkestone and Hythe	53	80
Total moves London to Kent	2,960	-
Total moves London to Wider SE	14,824	-

Families with older children

Dartford remains the Kent LA with the largest relative increase in its 10 to 17 year old population as a result of migration from London. This was the same as in the year through June 2020.

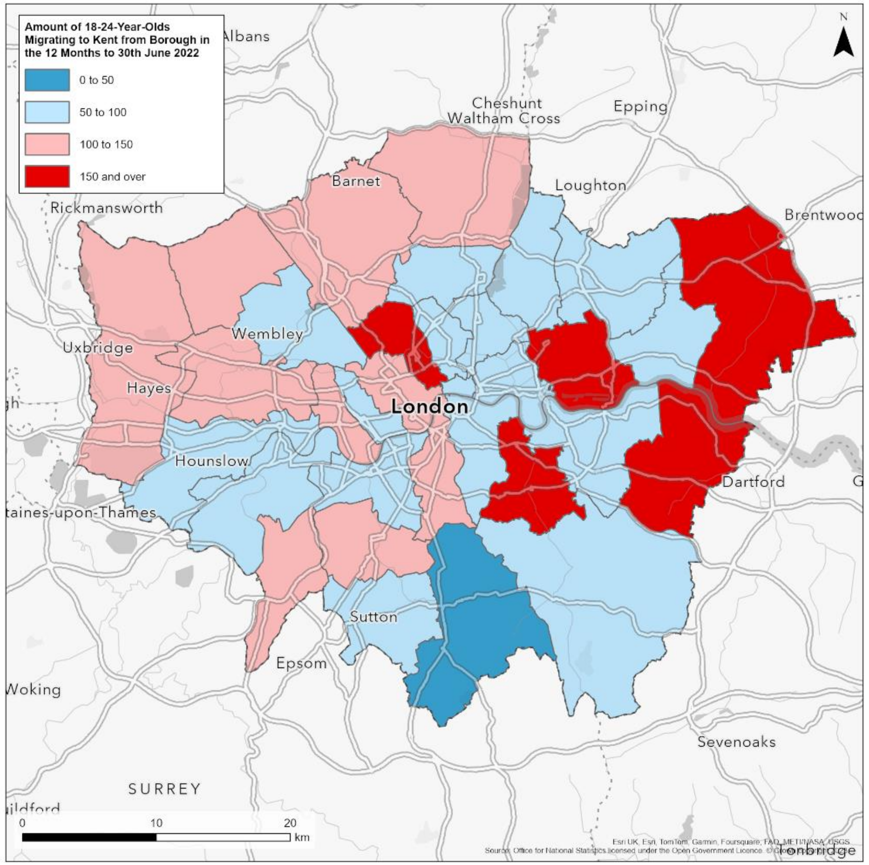
However, there has been some change in the pattern of migration from London to Kent since 2020. In the year through 2020, Maidstone was 8th out of 13 Kent authorities for absolute migration from London and 9th in terms of relative change in the population of 10 to 17 year olds resulting from these moves in. In 2022, it's rank was 4th and 5th for these categories respectively.

Table 6: % increase in 10–17-year-olds in the year to June 2022

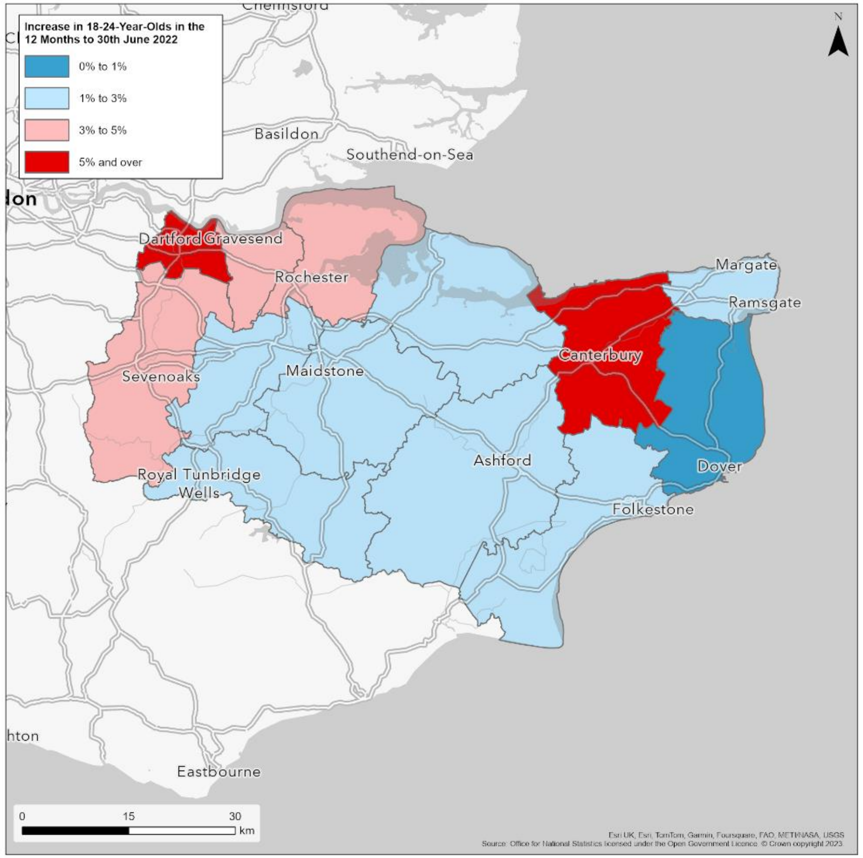
	10 - 17	Wider SE Rank (of 109)
Dartford	4.76%	1
Sevenoaks	2.11%	10
Gravesham	2.03%	12
Medway	1.83%	17
Maidstone	1.54%	20
Tunbridge Wells	1.31%	25
Tonbridge and Malling	1.14%	31
Swale	1.14%	32
Canterbury	1.10%	33
Dover	0.95%	39
Ashford	0.89%	42
Thanet	0.72%	54
Folkestone and Hythe	0.54%	69

Students and renters

Number of 18 to 24 year olds moving from London Boroughs to Kent, 2022



Corresponding increase in the population size of 18 to 24 year olds in Kent LAs, 2022



Students and renters

A major driver of out-migration of 18–24-year-olds is evidently university admissions; the authorities with the largest relative increases correspond closely to where higher education institutions are located. In Kent, the LA with the most higher education opportunities is Canterbury, with both Canterbury Christ Church University and the University of Kent situated within. Correspondingly, 2,171 people aged 18 to 24 moved from London to Canterbury over the year through June 2022, while the district is ranked third in the whole of the Wider South East for moves from London from this demographic.

In terms of absolute numbers, Canterbury dwarfs the remainder of Kent's local authorities for inwards migration from London from 18 to 24 year olds. It is around three times higher than the next highest ranking Kent authority, Medway.

Table 7: 18–24-year-olds who migrated from Greater London in the year to June 2022

	18 - 24	Wider SE Rank (of 109)
Canterbury	2,171	3
Medway	730	14
Dartford	420	18
Sevenoaks	288	32
Maidstone	248	40
Gravesham	241	43
Tonbridge and Malling	192	50
Ashford	192	51
Swale	180	56
Tunbridge Wells	160	65
Thanet	157	66
Folkestone and Hythe	115	78
Dover	49	102
Total moves London to Kent	5,143	-
Total moves London to Wider SE	38,040	-

Students and renters

Inward migration from London to Canterbury accounted for over 10% of the district's existing 18- to 24-year-old population in the year through June 2022. This was also true for the year through June 2020.

Uniquely, inflows to London from Kent (6,048) exceed outflows for this category. This reflects flows of university students and young graduates into the capital.

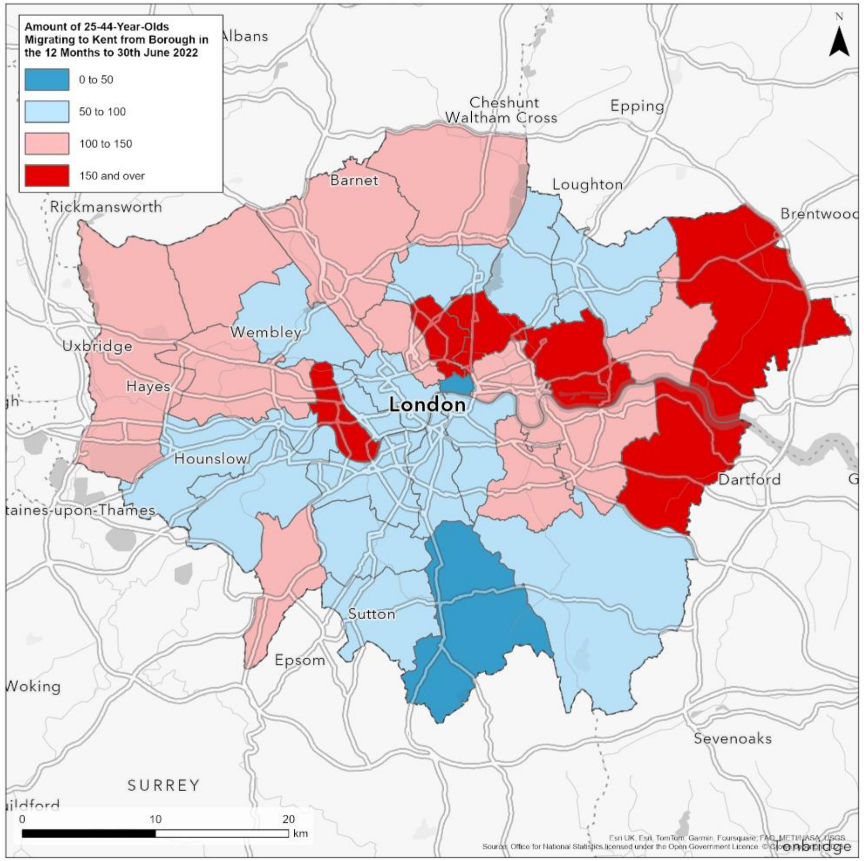
This age group was also the only cohort for which the absolute numbers moving in from London to Kent was lower in the year through June 2022 than in the year through June 2020, having fallen by approximately 11%. The decline is likely to reflect changes to learning methods which have occurred since the COVID-19 pandemic, with vast increases in accessibility and uptake of online learning.

Table 8: % increase in 18–24-year-olds in the year to June 2022

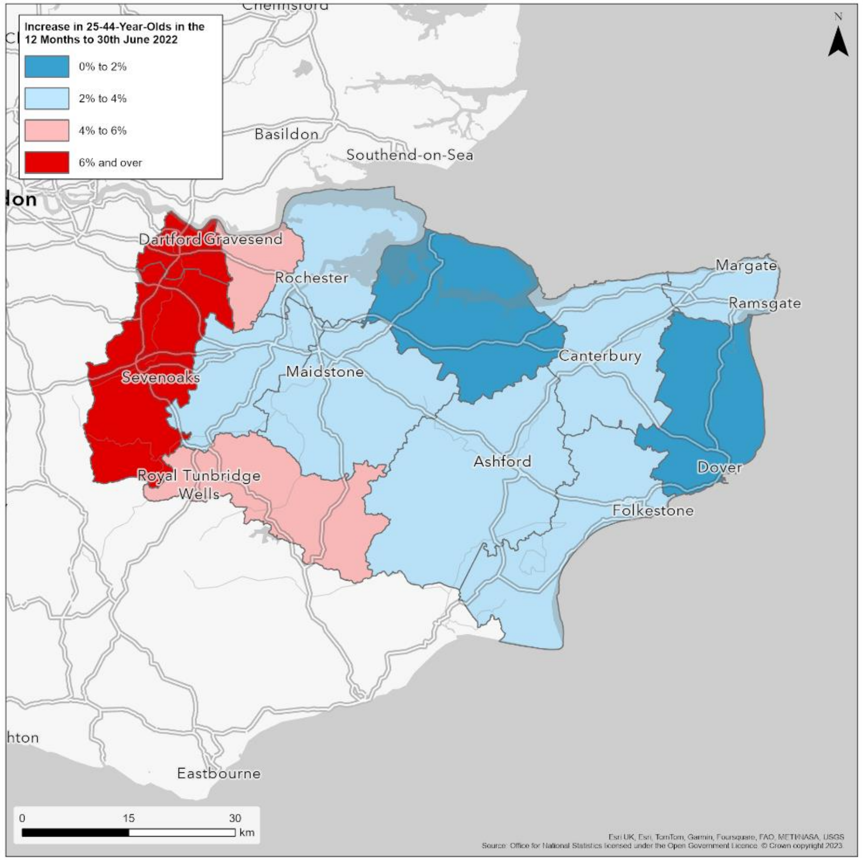
	18 - 24	Wider SE Rank (of 109)
Canterbury	10.28%	2
Dartford	5.65%	10
Sevenoaks	4.10%	25
Medway	3.40%	28
Gravesham	3.20%	30
Tunbridge Wells	2.41%	45
Tonbridge and Malling	2.28%	48
Ashford	2.16%	50
Maidstone	2.12%	52
Thanet	1.78%	62
Folkestone and Hythe	1.70%	69
Swale	1.67%	72
Dover	0.69%	103

First time buyers

Number of 25 to 44 year olds moving from London Boroughs to Kent, 2022



Corresponding increase in the population size of 25 to 44 year olds in Kent LAs, 2022



First time buyers

Those aged 25–44 are by far the biggest group moving out of the capital to Kent, representing 42% of moves from London to Kent from all age groups in the year through June 2022. The vast numbers of people migrating in this direction suggests many Londoners have to leave the city when seeking to get onto the housing ladder.

In 2020 the number of 25 to 44 year olds moving from London to Kent was smaller, at 12,659 and has increased by 28% over the two year period. In 2020, migration from London to Kent of this age group represented approximately 40% of all moves from London to Kent. The increase in the number of people in this demographic moving from London to Kent (approximately 3,500) indicates that homes have become less affordable in London over the past two years.

Table 9: 25–44-year-olds who migrated from Greater London in the year to June 2022

	25 - 44	Wider SE Rank (of 109)
Dartford	2,737	4
Medway	2,495	6
Sevenoaks	1,768	17
Maidstone	1,370	32
Tunbridge Wells	1,240	36
Gravesham	1,237	37
Tonbridge and Malling	1,216	40
Canterbury	954	46
Ashford	788	53
Swale	765	54
Thanet	724	60
Folkestone and Hythe	590	73
Dover	321	90
Total moves London to Kent	16,203	-
Total moves London to Wider SE	111,710	-

First time buyers

In the year through June 2022, 7,039 25 to 44 year olds moved from Kent to London, so the flow of people in this age cohort who moved from London to Kent during the year outstripped those of the same age moving in the opposite direction by more than 2 to 1.

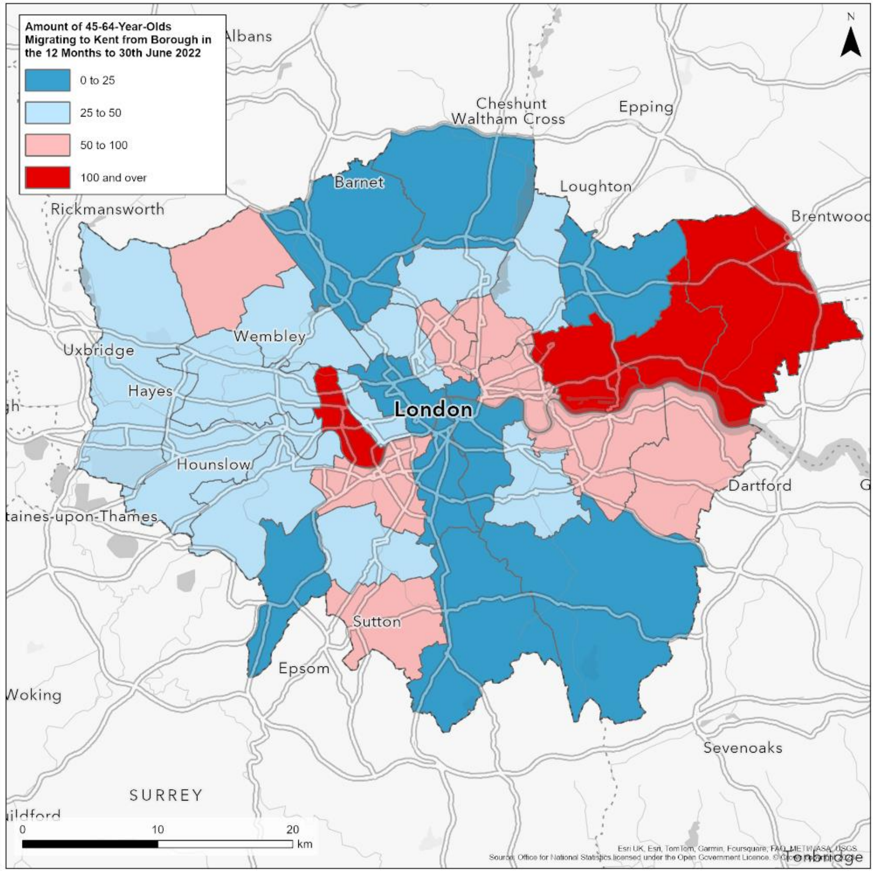
The distribution of out-migration from London to Kent is quite similar to that for under 10s (many of which will be in the same households) and has changed little since 2020. Dartford again saw the largest relative increase in its local population as a result of migration from London and accounted for approximately 17% of flows from London to Kent for this age cohort.

Table 10: % increase in 25–44-year-olds in the year to June 2022

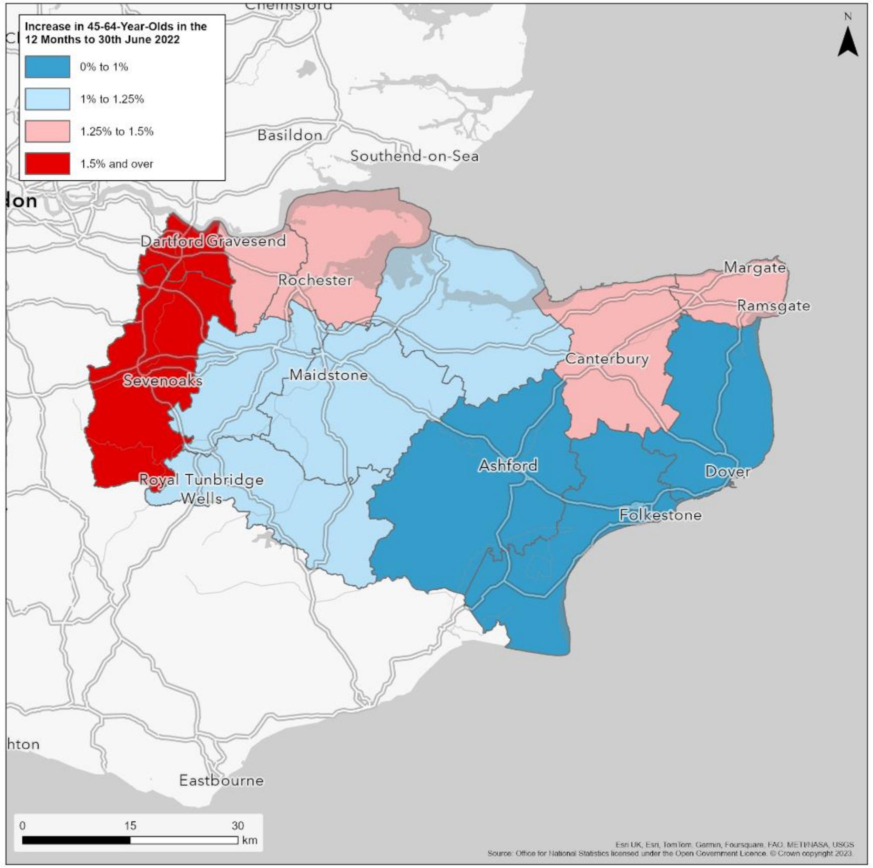
	25 - 44	Wider SE Rank (of 109)
Dartford	7.45%	4
Sevenoaks	6.44%	9
Tunbridge Wells	4.44%	19
Gravesham	4.33%	20
Tonbridge and Malling	3.71%	30
Medway	3.20%	36
Maidstone	2.83%	40
Canterbury	2.77%	41
Folkestone and Hythe	2.40%	48
Ashford	2.30%	51
Thanet	2.20%	57
Swale	1.90%	66
Dover	1.20%	87

Homeowners with equity

Number of 45 to 64 year olds moving from London Boroughs to Kent, 2022



Corresponding increase in the population size of 45 to 64 year olds in Kent LAs, 2022



Homeowners with equity

Total out-migration by 45–64-year-olds and the impacts on destination authorities are considerably smaller than for 25–44-year-olds, suggesting that housing affordability pressures are felt less keenly by this group. These households may include those on higher incomes who were able to buy property in London, or at least to more comfortably afford market rent, so choose not to move out of the capital.

Nevertheless, relatively few households come the other way – outflows exceed inflows (1,682) by almost 4 to 1. Those aged 45 – 64 moving from London to Kent represented 16% of the total moves in this direction of all age groups in the year through June 2022.

Table 11: 45–64-year-olds who migrated from Greater London in the year to June 2022

	45 - 64	Wider SE Rank (of 109)
Medway	895	2
Dartford	809	6
Sevenoaks	695	10
Canterbury	549	16
Maidstone	540	17
Thanet	473	22
Swale	432	26
Tonbridge and Malling	382	30
Gravesham	359	38
Ashford	343	45
Tunbridge Wells	339	48
Folkestone and Hythe	290	52
Dover	219	69
Total moves London to Kent	6,324	-
Total moves London to Wider SE	36,206	-

Homeowners with equity

As with other age groups, moves have been concentrated on those authorities closest to London, with Dartford, Sevenoaks and Gravesham all in the top four areas that saw the greatest relative increase in their populations from migrants from London aged 45 to 64. Both Dartford and Sevenoaks were within the 10 local authorities in the Wider South East which experienced the largest relative change to their 45 to 64 year old population from outward London migration in 2022.

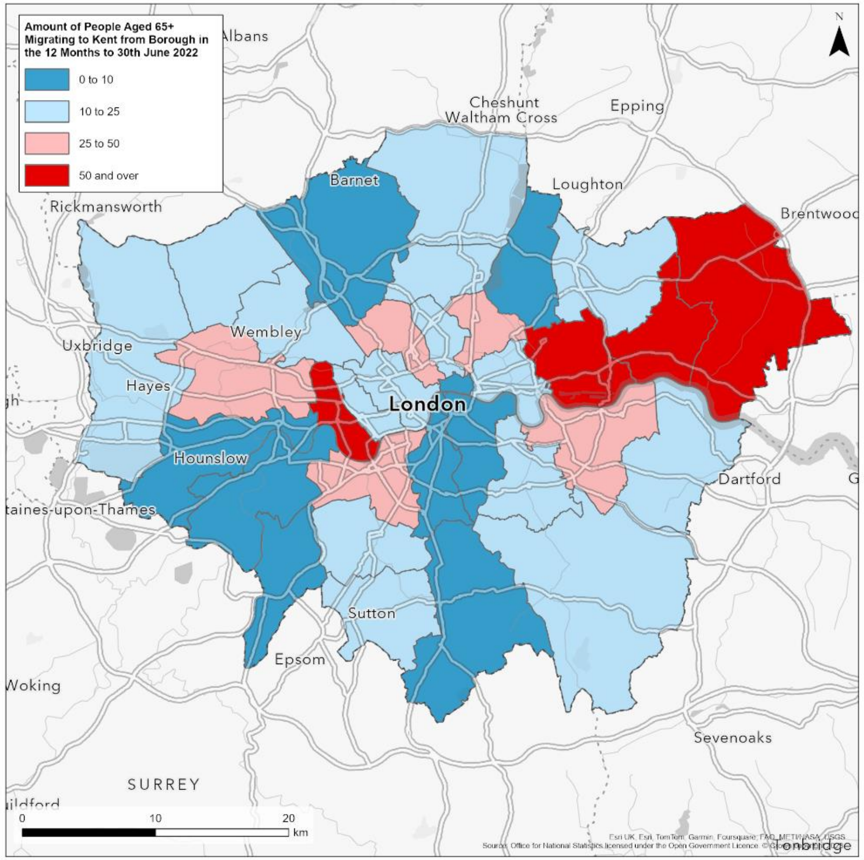
In addition to authorities close to London, Canterbury received the third largest relative increase to it's population of 45 to 64 year olds from London migration. Unlike younger age groups, Thanet was in the top five Kent authorities for largest relative increase in the population resulting from migrants in this demographic from London.

Table 12: % increase in 45–64-year-olds in the year to June 2022

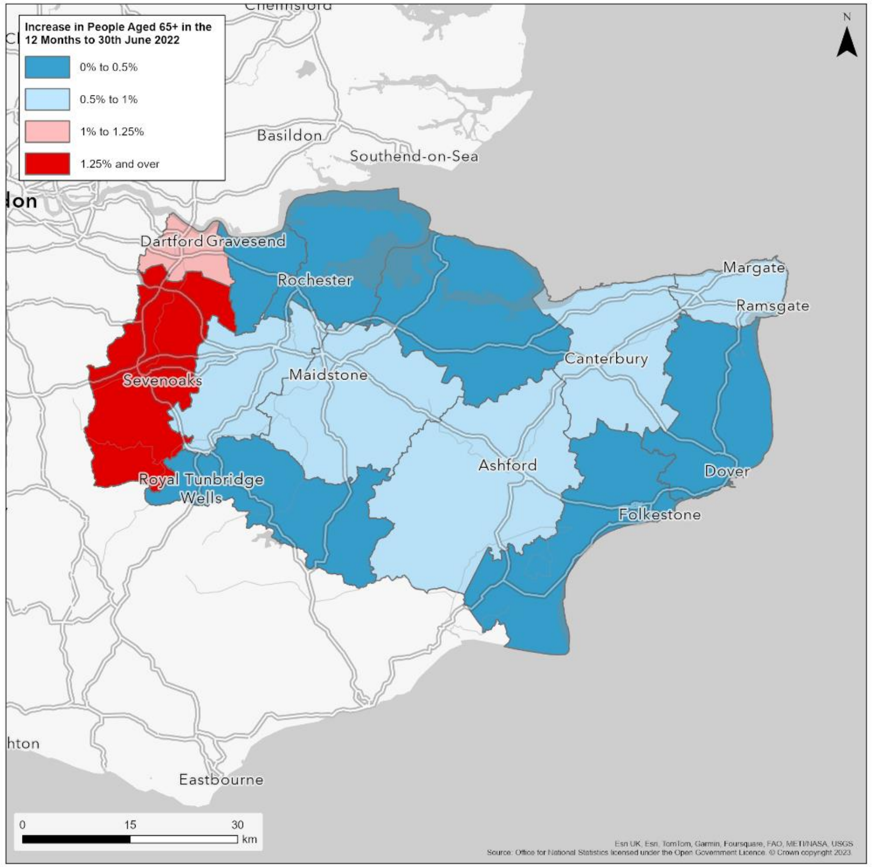
	45 - 64	Wider SE Rank (of 109)
Dartford	2.83%	1
Sevenoaks	2.10%	8
Canterbury	1.43%	16
Gravesham	1.33%	19
Thanet	1.28%	24
Medway	1.26%	25
Maidstone	1.16%	28
Swale	1.08%	29
Tonbridge and Malling	1.05%	31
Tunbridge Wells	1.05%	32
Folkestone and Hythe	0.96%	40
Ashford	0.96%	42
Dover	0.69%	63

Retirees

Number of people aged 65+ moving from London Boroughs to Kent, 2022



Corresponding increase in the population size of those aged 65+ in Kent LAs, 2022



Retirees

Movement of over 65s outside London represents a relatively small component of out-migration, representing only 6% of moves from London to Kent of all age groups. Similarly to 45 to 64 year olds, Thanet and Canterbury were popular areas for those of retirement age to move into, despite their distance from London. However, proximity to the capital is still an important factor for those 65 and over, with Sevenoaks which borders greater London being the Kent LA with the highest number of over 65s moving into it from London in the year through June 2022.

There were approximately three times more people aged 65+ moving from London to Kent in the year through June 2022 than from Kent to London (681).

Table 13: over 65s who migrated from Greater London in the year to June 2022

	65+	Wider SE Rank (of 109)
Sevenoaks	331	6
Canterbury	235	10
Thanet	223	12
Medway	194	21
Maidstone	189	24
Dartford	167	31
Tonbridge and Malling	166	32
Ashford	153	34
Swale	134	40
Dover	131	47
Folkestone and Hythe	128	48
Tunbridge Wells	108	59
Gravesham	82	73
Total moves London to Kent	2,242	-
Total moves London to Wider SE	14,779	-

Retirees

In line with trends seen over the Wider South East, moves to the coastal areas of Kent were popular with this demographic than others.

The relative impact of 65+ migrants from London to Kent on the size of the existing population in each Kent local authority is small compared to other age cohorts.

The only Kent local authority which experienced a relative change to its 65+ population of over 1% as a result of migration from London was Sevenoaks, which lies on the border of greater London.

Table 14: over 65s who migrated from Greater London in the year to June 2022

	65+	Wider SE Rank (of 109)
Sevenoaks	1.3%	5
Dartford	1.0%	12
Canterbury	0.7%	20
Thanet	0.7%	21
Tonbridge and Malling	0.6%	22
Ashford	0.6%	28
Maidstone	0.6%	35
Tunbridge Wells	0.5%	49
Folkestone and Hythe	0.5%	50
Dover	0.5%	51
Swale	0.5%	52
Gravesham	0.4%	55
Medway	0.4%	60