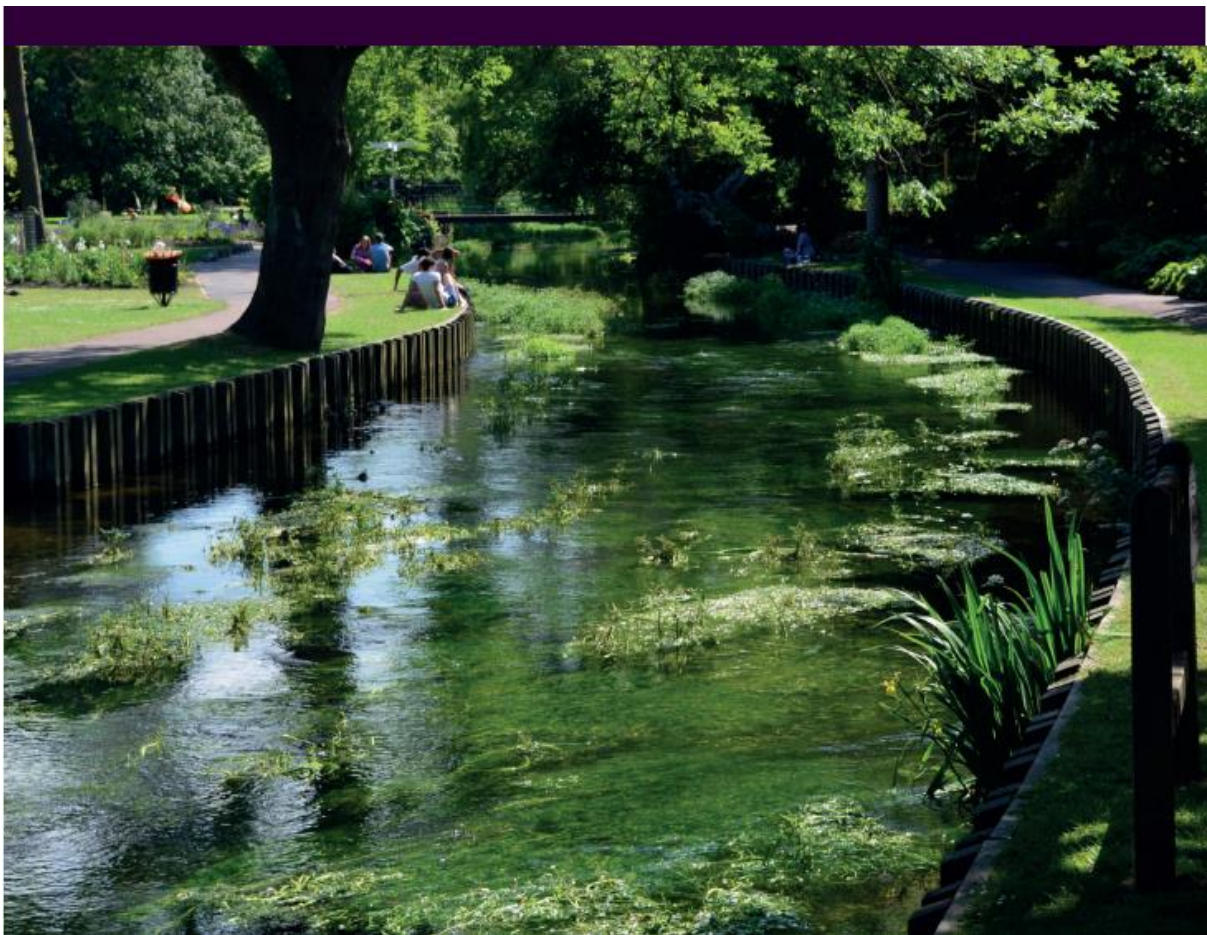


# Authority Monitoring Report

April 2023 to March 2024



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# 1. Introduction

- 1.1. The Authority Monitoring Report (AMR) provides an overview of how the policies and targets identified in the adopted Canterbury District Local Plan (CDLP) (2017) have been implemented between the period 1 April 2023 and 31 March 2024.
- 1.2. The AMR sets out details of economic, social and environmental data over this period to measure how the district is performing as an area to promote sustainable development and improve the quality of life for its residents.

## 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 majority of the 2023/24 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 (October 2022)

2019			2020					2021					2022					2023																						
O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D		
C	O	E	E	A	A	P	A	J	J	A	S	O	N	D	E	A	E	A	P	A	J	J	A	S	O	N	D	E	A	E	A	P	A	J	J	A	S	O	N	D
T	V	C	N	B	R	R	Y	N	L	G	P	T	V	C	N	B	R	R	Y	N	L	G	P	T	V	C	N	B	R	R	Y	N	L	G	P	T	V	C		

2024					2025																			
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	
A	E	A	P	A	J	J	A	S	O	N	D	E	A	E	A	P	A	J	J	A	S	O	N	D
N	B	R	R	Y	N	L	G	P	T	V	C	N	B	R	R	Y	N	L	G	P	T	V	C	

Stage 1	Issues and Options October 2019 - August 2021	Within this period we will be gathering and analysing information and evidence, carrying out a call for sites, assessing sites, providing opportunities for local people, interested parties and statutory consultees to consider issues and options. This stage will involve two public consultations.
Stage 2	Draft Local Plan preparation and consultation (Regulation 18) September 2021 - 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. An updated Local Development Scheme was adopted in March 2024, published alongside the Draft Local Plan (2024) as part of the Regulation 18 Draft Local Plan consultation (2024)<sup>1</sup>.
- 2.5. The LDS published in March 2024 is summarised below in Table 2.2.

Table 2.2: Timetable for the Local Plan review (March 2024)

2019			2020						2021						2022						2023																																								
O	N	D	J	F	M	A	M	J	J	A	S	O	D	J	F	M	A	M	J	J	A	S	O	D	J	F	M	A	M	J	J	A	S	O	D	J	F	M	A	M	J	J	A	S	O	D															
C	O	E	A	A	A	P	Y	U	U	U	E	C	P	A	E	B	R	R	Y	U	U	U	E	C	P	A	E	B	R	R	Y	U	U	U	E	C	P	A	E	B	R	R	Y	U	U	U	E	C	P	A	E	B	R	R	Y	U	U	U	E	C	P

2024						2025						2026																						
J	F	M	A	M	J	J	A	S	O	D	J	F	M	A	M	J	J	A	S	O	D	J	F	M	A	M	J	J	A	S	O	D		
A	N	B	R	Y	U	U	U	E	C	P	A	E	B	R	R	Y	U	U	U	E	C	P	A	E	B	R	R	Y	U	U	U	E	C	P

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	Consultation analysis and preparation of a revised Draft Local Plan for consultation (Regulation 18) February 2023 - June 2024	Within this period we will be analysing consultation responses and completing evidence gathering. The site selection and infrastructure strategies will be reviewed and revised and there will be continual analysis of information and evidence. We will continue to engage with local people, interested parties and statutory consultees to develop and draft policies for the new Local Plan. The council will then prepare a revised draft Local Plan which will be subject to another public consultation.
Stage 4	Pre- Submission preparation and publication (Regulation 19) July 2024 - May 2025	Within this period we will be analysing consultation 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 5	Submission (Regulation 22) and Independent Examination Hearing June 2025 - January 2026	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 6 & 7	Inspector's Report Issued, followed by Adoption of the Local Plan February 2026 - March 2026	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.

<sup>1</sup> 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/>

2.6. Following the Regulation 18 Local Plan consultation in the summer of 2024 an updated Local Development Scheme was adapted and published, and can be viewed [here](#).

## **New Local Plan**

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

2.8. The new Local Plan will assess the housing need as well as employment, infrastructure and other development.

2.9. 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.

2.10. The council has also updated its evidence<sup>2</sup> including for:

- economic development and tourism
- housing
- landscape and biodiversity
- local centres
- open spaces
- outdoor and indoor sports
- retail and leisure
- rural settlements
- gypsy and traveller accommodation
- strategic land availability
- flooding
- viability
- infrastructure planning

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

- Issues consultation: Local Plan consultation on the issues facing the district, which ran from 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

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<sup>2</sup> Further information is available on the council's website: <https://www.canterbury.gov.uk/planning-and-building/new-local-plan-2040/local-plan-evidence-library>

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 from 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 from 24 October 2022 until 16 January 2023. Further information is available on the [website](#).
- Draft Canterbury District Local Plan 2020 to 2040 (Reg 18): Local Plan consultation on the full draft Local Plan, supported by evidence and strategies, which ran from 11 March 2024 until 3 June 2024. Further information is available on the [website](#).

## Supplementary Planning Documents

- 2.12. 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.
- 2.13. 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
  - Sustainable Design SPD

## Neighbourhood Development Plans

- 2.14. **Bridge Neighbourhood Plan** - The City Council adopted the Bridge Neighbourhood Development Plan in March 2024. The Bridge Neighbourhood Development Plan from 2022 to 2037 can be found [here](#).
- 2.15. **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.



- 2.16. **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.
- 2.17. **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.
- 2.18. **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.
- 2.19. **Upper Hardres Neighbourhood Plan** - The neighbourhood plan area was confirmed by us on 24 March 2022. However, Upper Hardres Parish Council stopped work on this plan in November 2022.
- 2.20. 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

- 2.21. Published in June 2021, the current South East Marine Plan documents can be found [here](#).
- 2.22. The South East Marine Plan was established to provide guidance for sustainable development and inform management decisions regarding the environment.
- 2.23. 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

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

2.27. 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**

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

2.29. 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
- discussing housing issues for the wider east Kent area
- transport projects and strategies
- KCC and other infrastructure provider 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 issues at Stodmarsh

2.30. A full list of meetings attended by council officers with duty to cooperate partners between 1 April 2023 to 31 March 2024 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	2023 /24
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	1,017
Granted	1,144	1,264	1,223	1,152	1,407	1,477	1,303	1,304	1,375	1,169	1,390	1,269	905
Refused	126	142	153	175	173	247	200	173	152	114	110	103	112
Considered by Planning Committee	84	89	73	99	108	104	94	103	143	72	57	58	122
Appeals determined <sup>3</sup>	37	42	26	26	35	52	56	50	74	38	48	39	11
Percentage of appeals dismissed <sup>4</sup>	70%	79%	73%	62%	66%	87%	80%	78%	75%	76%	86%	59%	67%
Departures from the CDLP <sup>5</sup>	4	4	17	1	14	24	2	6	3	8	5	13	5

### Refusals

- 3.3. All applications are considered against the NPPF and CDLP. When applications are refused it is because they conflict with one or more of these policies.
- 3.4. Table 3.2 identifies which CDLP policies have been cited the most frequently in the reasons for refusing planning applications this monitoring year.

<sup>3</sup> An independent Planning Inspector has assessed the application and come to a decision, whether that is approve, approve with conditions, dismissed or a split decision.

<sup>4</sup> Applications where the decision by the officer or Planning Committee has been challenged, through an appeal, and the independent Planning Inspector has deemed that planning permission is denied.

<sup>5</sup> Applications that have been monitored and deemed to be a deviation from the CDLP.

- 3.5. Policy DBE3: Principles of Design has been the most used policy when refusing applications since the Local Plan was adopted.
- 3.6. In the same time frame both DBE6: Alterations and Extensions and LB5: Site of International Conservation Importance have remained within the top five used policies.

*Table 3.2: Most frequent policies cited in refusals*

<b>Rank</b>	<b>Policy Reference and Title</b>	<b>Percentage</b>
1	Policy DBE3 Principles of Design	72%
2	Policy HE6 Conservation Areas	43%
2	Policy HE1 Historic Environment and Heritage Assets	39%
4	Policy DBE6 Alterations and Extensions	28%
5	Policy LB5 Sites of International Conservation Importance	21%
6	Policy SP1 Sustainable Development	17%
6	Policy SP6 Strategic Access Management and Monitoring (SAMM) Mitigation Measures for the coastal Special Protection Areas and Ramsar sites	17%
8	Policy SP4 Strategic approach to location of development	10%
8	Policy LB6 Sites of Special Scientific Interest	10%
10	Policy HE9 Advertisements Affecting Heritage Assets	9%

- 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 refusal upheld, 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	100%
2	Policy DBE6 Alterations and Extensions	57%
3	Policy HE6 Conservation Areas	29%
3	Policy HE1 Historic Environment and Heritage Assets	29%
3	Policy SP1 Sustainable Development	29%
6	Policy SP4 Strategic approach to location of development	14%
6	Policy SP6 Strategic Access Management and Monitoring (SAMM) Mitigation Measures for the coastal Special Protection Areas and Ramsar sites	14%
6	EMP1 Employment Land Allocations	14%
6	EMP4 Protection of Employment Sites	14%
6	EMP14 Other Rural Businesses	14%
6	T9 Parking Standards	14%
6	DBE4 Residential Space Standards	14%
6	Policy LB5 Sites of International Conservation Importance	14%

- 3.11. Four refused planning applications which went to appeal were granted (36%). Two of these were prior approval applications and therefore do not specifically mention policies.
- 3.12. For the other two, both included Policy DBE3: Principles of Design, and one of them also mentioned Policy T9: Parking Standards.

## Prior Approvals

- 3.13. 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.
- 3.14. However, some types of development are subject to conditions and limitations which control impact and protect local amenity.
- 3.15. 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.
- 3.16. 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 one dwelling with associated building operations. There has also been a prior approval application which resulted in the conversion of a redundant agricultural building for use as storage or light industrial use.

## 4. Housing and communities

### Housing delivery

- 4.1. This year we have granted permission for a net **4,404 new homes, 353 additional student bedspaces and a net gain of 10 older person accommodation bedspaces**<sup>6</sup>.
- 4.2. A further 180 residential homes were granted reserved matters permission.
- 4.3. A net gain of 586 new homes, 116 older person accommodation bedspaces and 49 student bedspaces have been completed in the district.
- 4.4. There have been 8,327 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 650 new dwellings, 230 older person accommodation bedspaces and 143 student bedspaces were recorded as under construction.

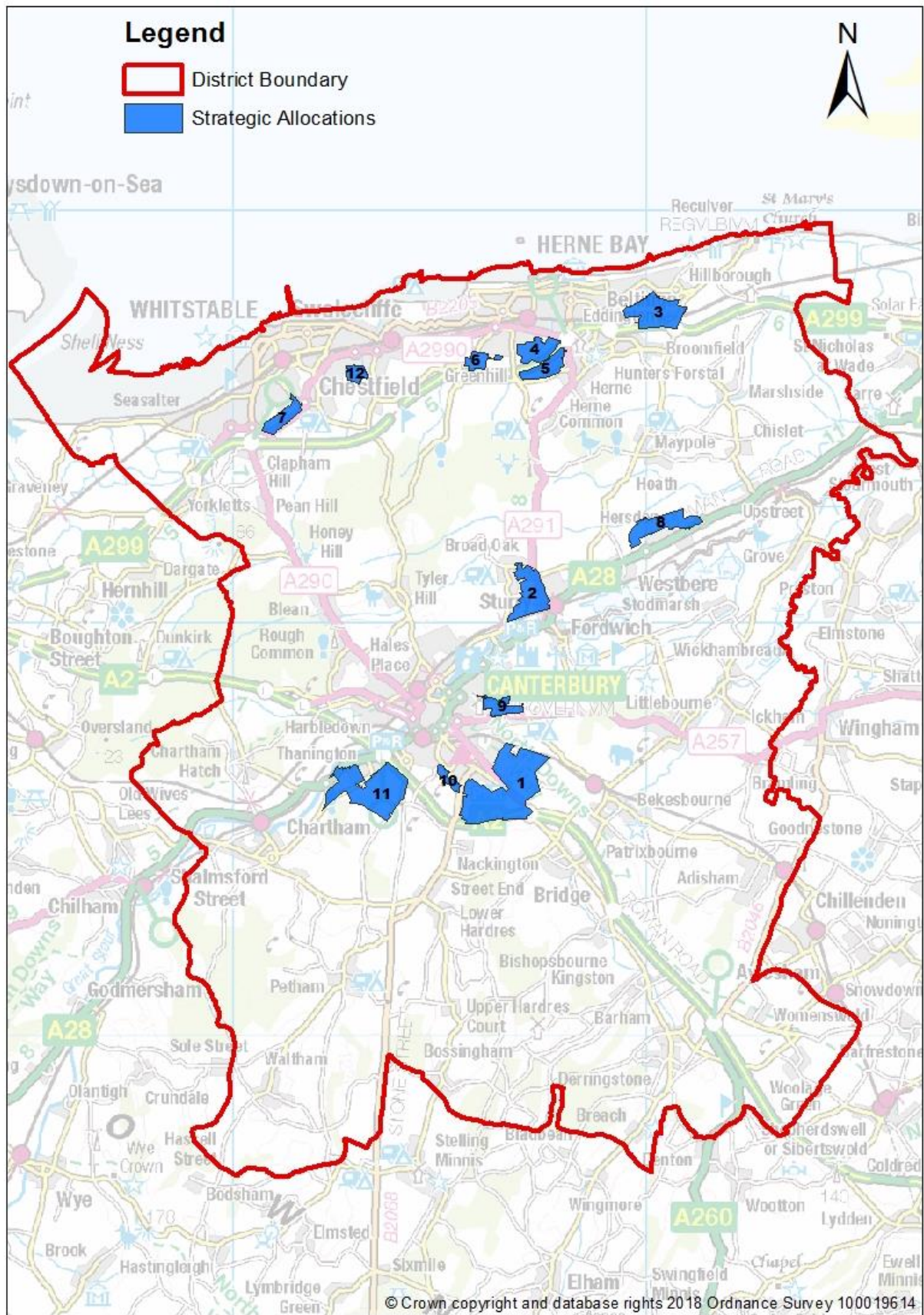
### Strategic sites

- 4.6. This year we have seen the completion of **392 new homes** on our strategic sites.
- 4.7. In total 4,016 **new homes** have been granted permission on these sites during the monitoring year<sup>7</sup>.
- 4.8. A further **180 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 2024. Further information, including recent updates, is available in the [Appendix F: Housing Land Supply Statement](#).

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

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



Map 4.1: Strategic Sites in the District





Figure 4.1: Brief update on the status of the strategic sites as of 31st March 2023<sup>8</sup>

<sup>8</sup> Further updates on the sites, since March 2024, 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 Government’s “standard methodology” should be used in line with national guidance/policy.
- 4.12. We can demonstrate a **housing land supply of 4.37 years**. Further information is set out within the council's [Appendix F: Housing Land Supply Statement](#).
- 4.13. Figure 4.4 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 - 2023/24) in red
  - the 5 year land supply in yellow
  - projected completions for each monitoring year to the end date of the Local Plan (2030/31) in green

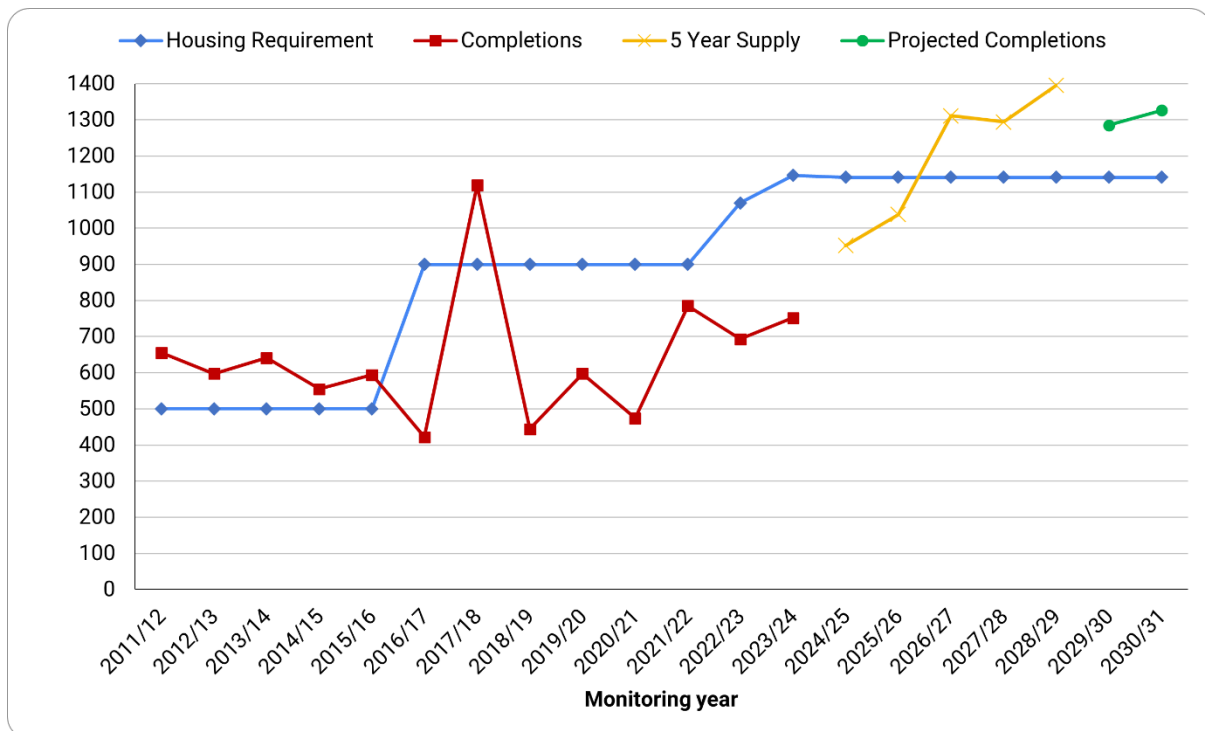


Figure 4.2: Housing land supply trajectory

## Housing Delivery Test

- 4.14. 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 most recently government published HDT result is 75% for 2021/22. 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 248 dwellings, of which 71 were affordable rent, 76 were social rent and 101 were affordable home ownership.

Table 4.1: Affordable housing completions

Completions	Affordable rent	Affordable home ownership	Social rent	Total
2011/ 12	18	33	93	<b>144</b>
2012/13	10	53	58	<b>121</b>
2013/14	10	10	50	<b>70</b>
2014/15	40	0	0	<b>40</b>
2015/16	20	30	0	<b>50</b>
2016/17	38	10	0	<b>48</b>
2017/18	9	36	0	<b>45</b>
2018/19	19	37	0	<b>56</b>
2019/20	40	55	44	<b>139</b>
2020/21	35	22	0	<b>57</b>
2021/22	77	23	43	<b>143</b>
2022/23	57	70	31	<b>158</b>
2023/24	71	101	76	<b>248</b>
<b>Total</b>	<b>444</b>	<b>480</b>	<b>395</b>	<b>1,319</b>

- 4.17. We have also granted permission for 1,299 new affordable homes this year<sup>9</sup>.

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

- 4.18. CDLP Policy HD2 seeks provision of 30% affordable housing on qualifying sites. Between April 2015 and the end of March 2024, around 26% affordable housing has been granted planning permission across all eligible sites.
- 4.19. Additional affordable housing is also being brought forward outside of section 106 agreements meaning there are around 3,200 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 (percentages rounded)*

		Market 1 bed	Market 2 bed	Market 3 bed	Market 4+ beds
<b>Expected mix within the Housing Strategy</b>		<b>0 - 5%</b>	<b>26 - 31%</b>	<b>36 - 41%</b>	<b>23 - 28%</b>
Granted planning permissions	Mix of units	38	151	116	94
	Percentage	10%	38%	29%	24%
Completed market dwellings	Mix of units	59	158	176	142
	Percentage	11%	30%	33%	27%

- 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 housing (percentages rounded)<sup>10</sup>

		Affordable 1 bed	Affordable 2 bed	Affordable 3 bed	Affordable 4+ beds
<b>Expected social rented affordable housing mix within the Housing Strategy</b>		<b>18%</b>	<b>42%</b>	<b>31%</b>	<b>9%</b>
Granted planning permissions	Mix of units	10	42	21	0
	Percentage	14%	58%	29%	0%
Completed affordable dwellings	Mix of units	6	74	26	6
	Percentage	5%	66%	23%	5%

## 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, there were no planning applications for HMO development that were refused against Policy HD6 and also no appeal decisions related to Policy HD6.

## Gypsy and travellers

- 4.25. The 2023/24 Gypsy and Traveller Accommodation Assessment (GTAA) set out a 5-year supply requirement (2023/24 - 2027/28) of 34 pitches and a longer-term need (2023/24 - 2040/41) of 54 pitches.
- 4.26. During the 2023/24 monitoring year, there have been no completed or granted planning applications for gypsy and traveller pitches.
- 4.27. Therefore, we are unable to demonstrate a 5-year land supply of gypsy and traveller pitches.
- 4.28. Work is ongoing through the production of the new Local Plan to ensure that the plan can demonstrate a continued supply of Gypsy and Traveller accommodation.

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

## 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 12 entries on Part 1 of the register and no entries on Part 2 the register. Further information is available on the [website](#).
- 4.31. The council has a duty to grant permission for suitable serviced plots for the number of entries on Part 1 of the register. From April 2023 to March 2024 the council has granted 11 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 2024 there were 65 sites still live on the Brownfield Land Register.

# 5. Employment and town centres

## Commercial delivery

- 5.1. We have granted permission for a net 150,195 sqm of commercial floorspace this year. This is made up of a total gain of 152,899 sqm and a total loss of 2,704 sqm<sup>11</sup>. The gain includes 62,000 sqm<sup>12</sup> on strategic allocation Site 1: South Canterbury; 19,900sqm at Canterbury Business Park; and 49,000sqm at Gogway for a secure commercial dog walking field.
- 5.2. This year we have also seen a net total of 35,708 sqm of commercial floorspace delivered in the district. This is made up of a total gain of 45,790 sqm and a total loss of 10,082 sqm<sup>13</sup>.
- 5.3. As of 1 September 2020, the government made alterations to the legislative use classification. Classes A1, A2, A3, A4, A5, B1, D1 and D2 were revoked and replaced with Class E - Commercial, Business and Service, Class F - Local Community and Learning, and amendments to Sui Generis.
- 5.4. Due to many completions relating back to the old use classification, this AMR will report on the new classification with older applications being linked where possible.
- 5.5. The figures within this chapter are based on Commercial Infrastructure Audit (CIA) data. More information on the change of floorspace can be found in [Appendix B](#) and [Appendix C](#).

## Employment uses

- 5.6. The employment use classes included in this section are:
  - E(g) (i) - Offices to carry out any operational or administrative functions (formerly B1a)
  - E(g) (ii) - Research and development of products or processes (formerly B1b)
  - E(g) (iii) - Industrial processes (formerly B1c)
  - B2 - General Industrial
  - B8 - Storage or Distribution

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<sup>11</sup> Please note these figures include permissions from full, lawful, outline or prior approval permissions, and are rounded to the nearest whole number.

<sup>12</sup> This could increase to 87,000 sqm if the hospital option is not taken up.

<sup>13</sup> Please note these figures are rounded to the nearest whole number.

- 5.7. We have granted permission for a net 10,991 sqm of employment floorspace this year. This is made up of a total gain of 12,294 sqm and a total loss of 1,303 sqm<sup>14</sup>.
- 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. This year, we have seen a net total of 11,978 sqm of employment floorspace delivered in the district. This consists of a total gain of 13,081 sqm and a total loss of 1,103 sqm.

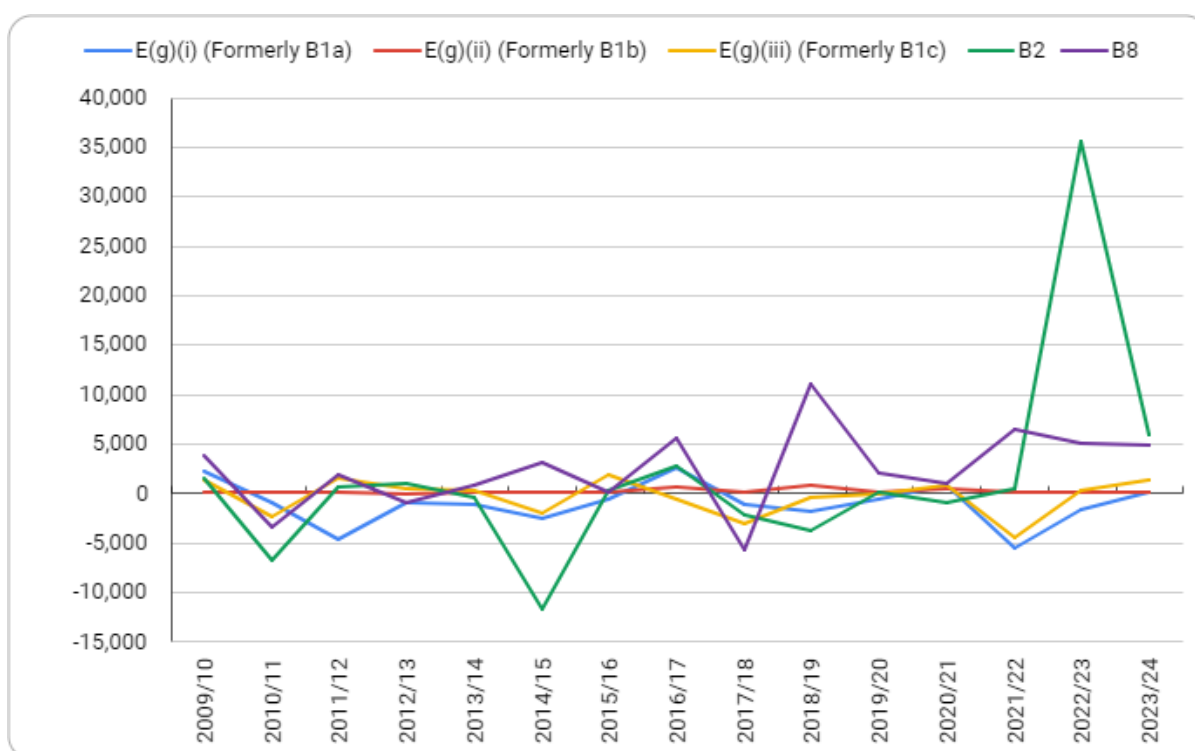


Figure 5.1: Net change in employment floorspace

## Town centres

- 5.10. 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)

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



- 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

5.11. This figure shows the net floorspace within the Canterbury city centre.

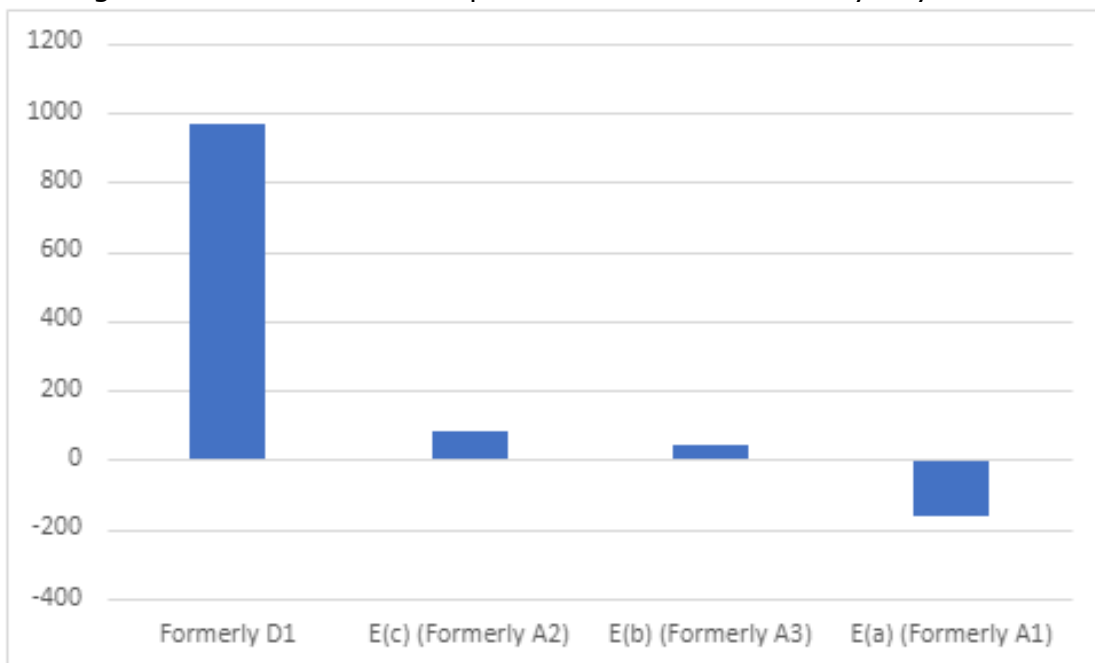


Figure 5.2: Net floorspace in Canterbury city centre

## Whitstable town centre

5.12. This figure shows the net commercial floorspace within the Whitstable town centre.

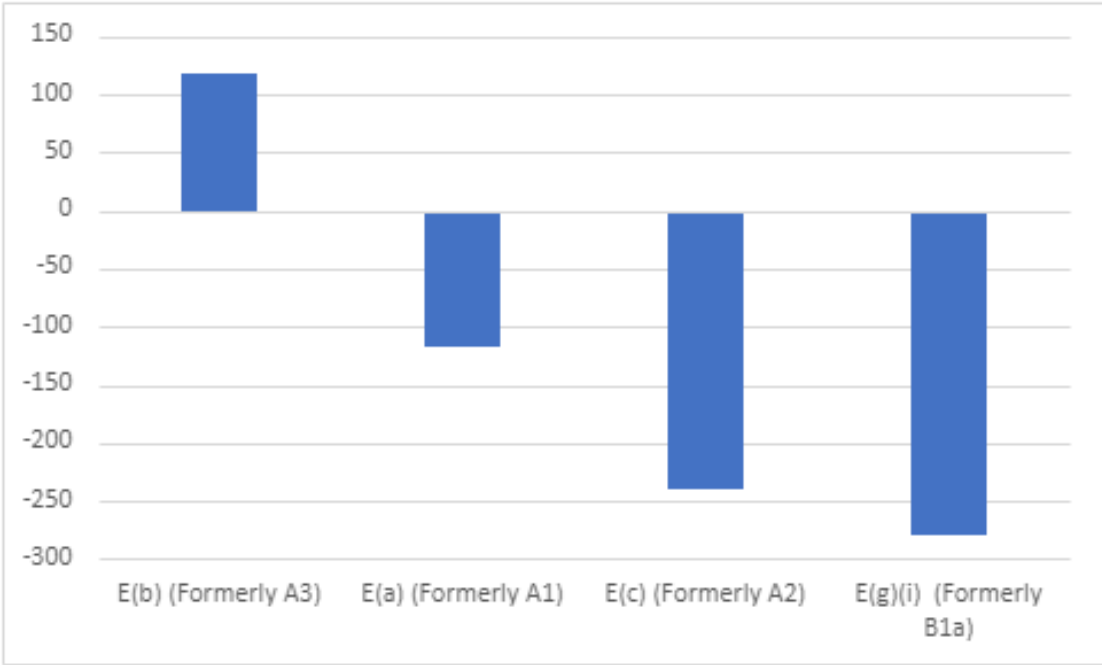


Figure 5.3: Net floorspace in Whitstable town centre

**Herne Bay town centre**

5.13. This figure shows the net commercial floorspace within the Herne Bay town centre.

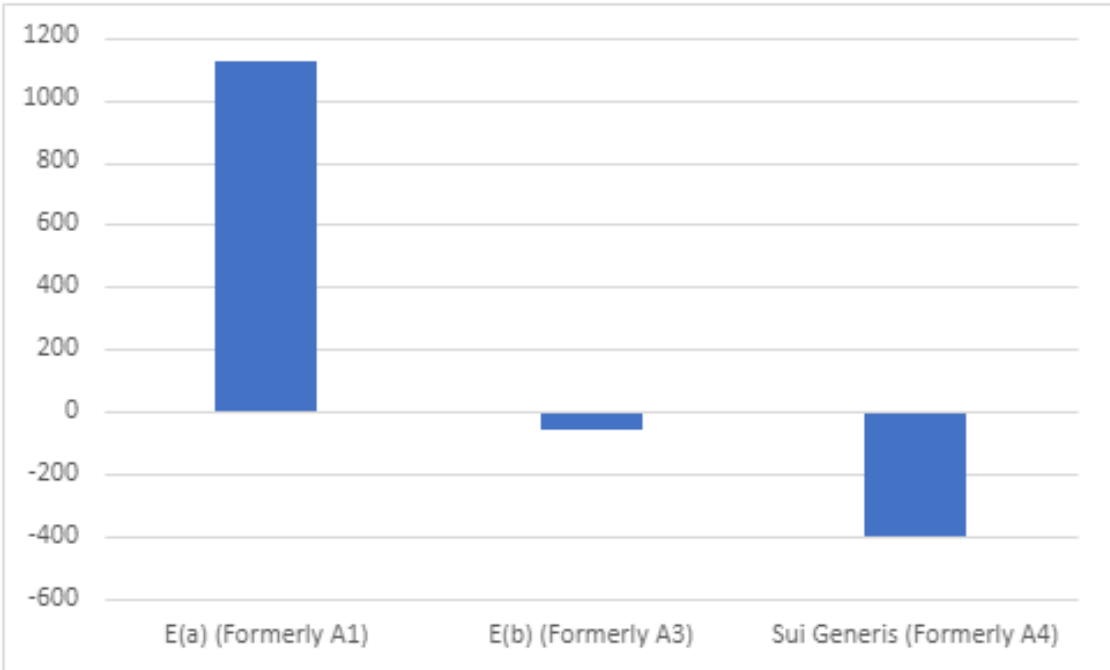


Figure 5.4: Net floorspace in Herne Bay town centre

## Mixed-use development sites

- 5.14. Policy TCL10 of the CDLP allocates mixed-use development sites and sets out what is expected to come forward on those sites.
- 5.15. 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 and the commercial elements completed in 2022/23. The residential elements are anticipated to be finished in the next year.
	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	<p>Development is progressing in line with the Whitstable Harbour Strategic Plan (February 2017).</p> <p>The former quayside warehouse on the South Quay has been completely refurbished as a retail/entertainment centre.</p> <p>You can find more information on the Whitstable Harbour Strategic Plan <a href="#">here</a>.</p>

## Wincheap retail area

- 5.16. 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

- 5.17. 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

- 5.18. Agricultural land is afforded appropriate protection within the CDLP to support rural businesses.
- 5.19. 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.
- 5.20. This year 0.1ha of agricultural land has been converted into workshops/store room and a tea room.

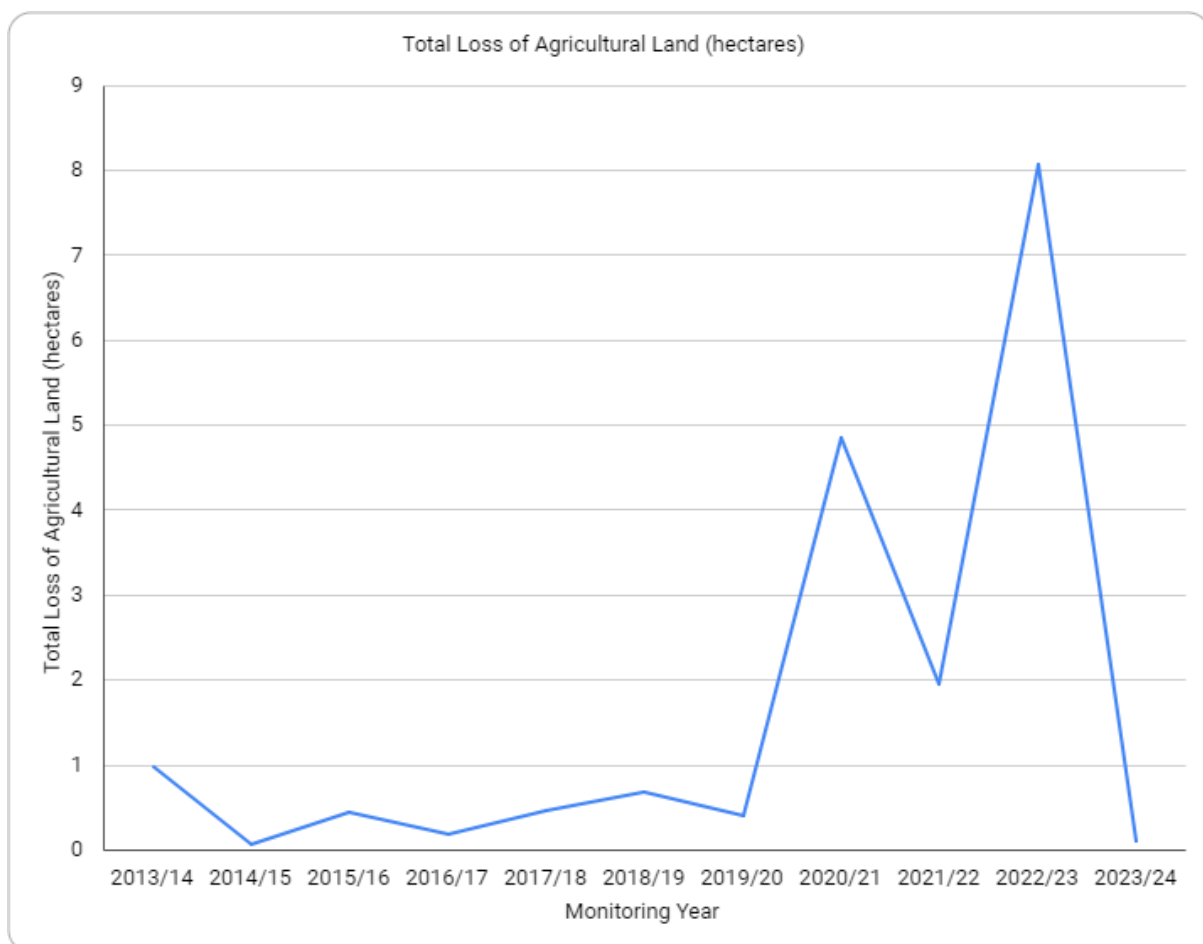


Figure 5.5: Agricultural land lost since 2013/14

## 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. Although updated census data is available, it is skewed by Covid travel patterns and not reliable for this purpose.

### 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.

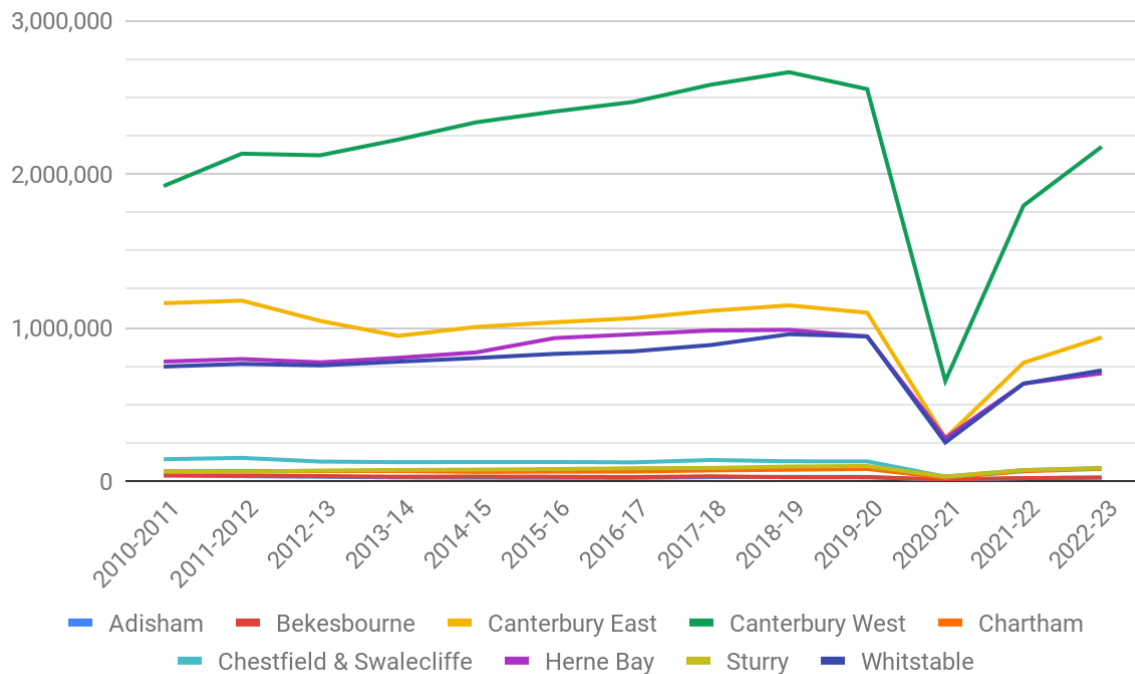


Figure 6.1: Passenger entries and exits per year for stations in the District.

## 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.
- 6.8. Patronage levels in Canterbury for 2022/2023 indicate approximately 7 million trips from Stagecoach services operating out of Herne Bay depot over a 12-month period. Park & Ride, the Triangle (including No.4 and No.6), Unibus and No.3 to Faversham show some of the highest patronage levels.

## Park and Ride

- 6.9. 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.
- 6.10. 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.
- 6.11. Sturry Road Park & Ride reopened as planned in April 2024 following closure during the Covid pandemic.

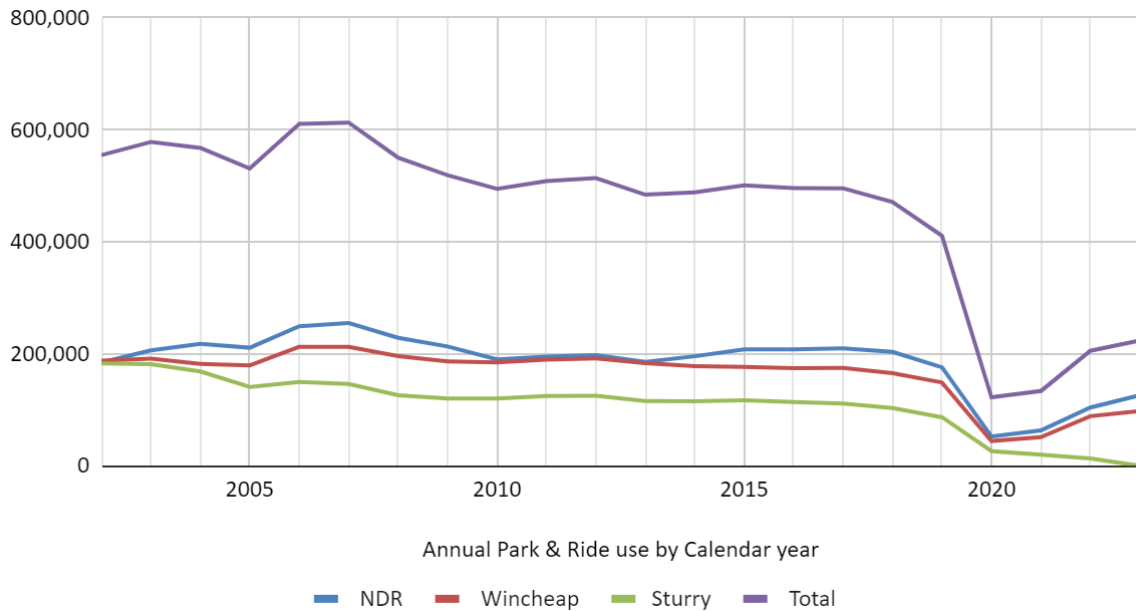


Figure 6.2: Number of daily vehicle use of Park and Ride from January 2002 to December 2023.

## Private cars

6.12. 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.

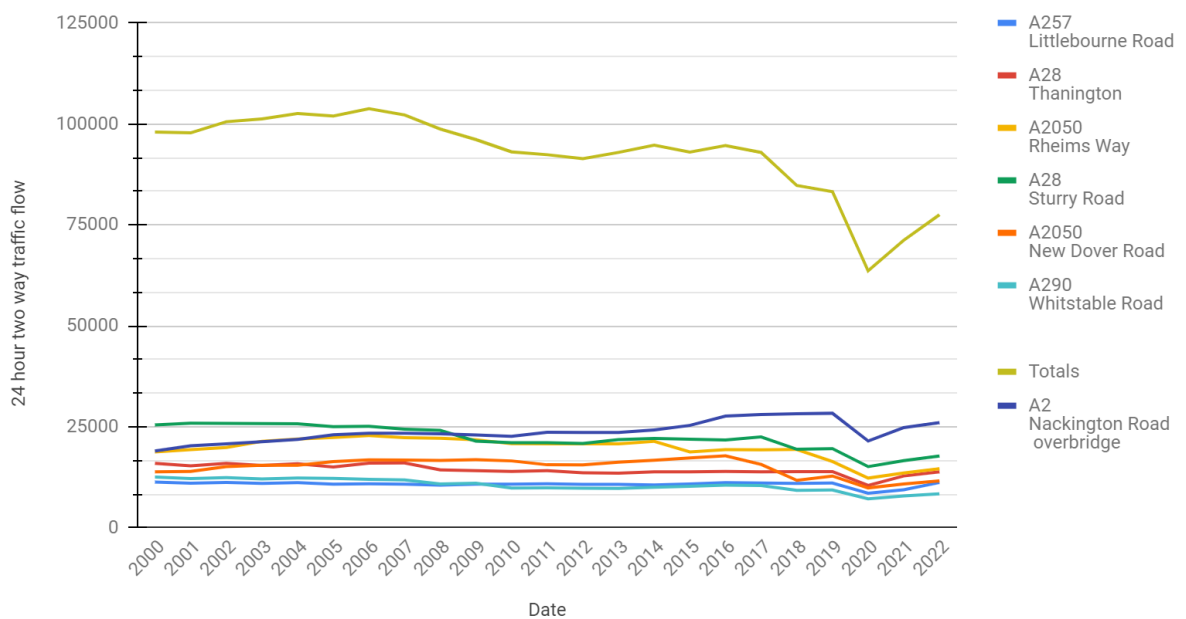


Figure 6.3: Annual Average Daily Traffic flow on A roads within the district.

## Electric charging points

- 6.13. 18 new dual electric vehicle charging points were installed in nine additional different city council car parks within this monitoring year. This brings the total number of EV charge points installed by the council in the District to 35 dual chargers.

## Community Infrastructure Levy

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

## Developer contributions

- 6.17. 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.
- 6.18. 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 sets 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 2023-24 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 the decarbonisation of Kingsmead Leisure Centre, funded by the Public Sector Decarbonisation Scheme (PSDS).
- 7.16. The deep retrofit project at St Peters Place (the Elvis house) is underway following some delays. It is part-funded by the UK Shared Prosperity Fund (UKSPF) and part-funded by the council. 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 commissioned heat decarbonisation plans for the Roman Museum and the Beaney Museum. These buildings are significant emitters in terms of carbon for the estate. The plans are now complete, so the council can now consider the decarbonisation of these buildings.
- 7.18. The council has successfully secured funding via the Swimming Pool Fund, run by Sports England. The funding of £85,392 will go towards the installation of solar panels and improved sub metering at Whitstable Swimming Pool. The proposed work will contribute to the reduction of emissions within the Canterbury district.

- 7.19. The office relocation project is progressing. 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 early 2025.
- 7.20. The Sustainable Design Guide (SPD) is being developed to support the new policy for sustainable design in the most recent draft local plan.

## **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. There are two Air Quality Management Areas within the District Canterbury AQMA and Herne AQMA.
- 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) 2018 – 2023 includes a number of existing and new initiatives that will be implemented to achieve a modal shift target of 5.7% away from private car use for workplace travel to increased use of more sustainable transport including walking, cycling and enhanced bus and Park and Ride provisions.
- 7.25. 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. An updated Air Quality Action Plan was drafted and went out to consultation in March 2024.
- 7.27. 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

- € 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**

- 7.28. 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**

- 7.29. 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.

- 7.30. 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](#).

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

- The Canterbury Academy Trust Campus multi-use games area was replaced.
- Grant funding secured from Kent Sports, Sports England, for the improvement of the Radfall Recreation Cricket Ground.
- Investment secured for the West Beach Tennis Court upgrades.
- CA//16/00600 - granted permission for outdoor sport pitches on allocated Strategic Site 1: South Canterbury.

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

- 7.32. 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.
- 7.33. 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](#).
- 7.34. The headline changes in provision this year are:
- CA/22/01984 - The new studio, updated gym and improvements to Whitstable Swimming Pool were completed in Dec 2023.
  - Works at the Northgate Ward community Centre completed.

## **Waste management**

- 7.35. The council aims to recycle as much waste as possible. In 2020/21 Canterbury produced a total of 55,392 tonnes of waste.
- 7.36. This figure consists of kerbside, bring banks and third party organisations and contributes 8.16% of Kent's total waste figure.
- 7.37. The Kent Resource Partnership collects and deals with what happens with discarded household materials afterwards.
- 7.38. 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.

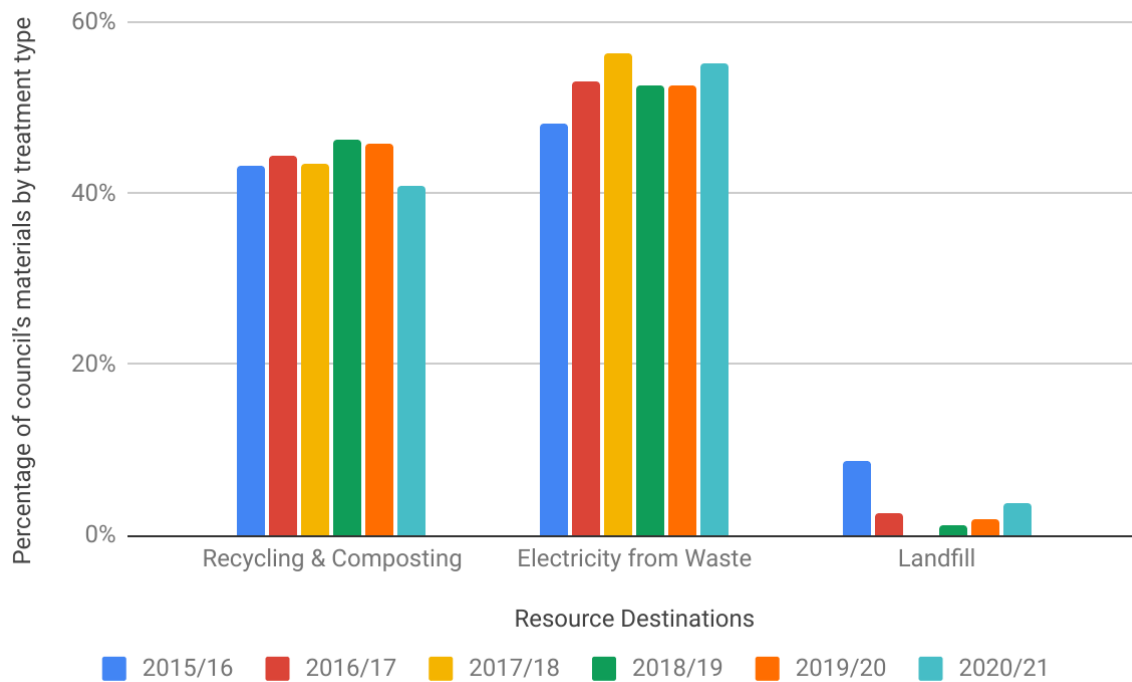


Figure 7.1: The percentage of the council's materials disposed of by different methods

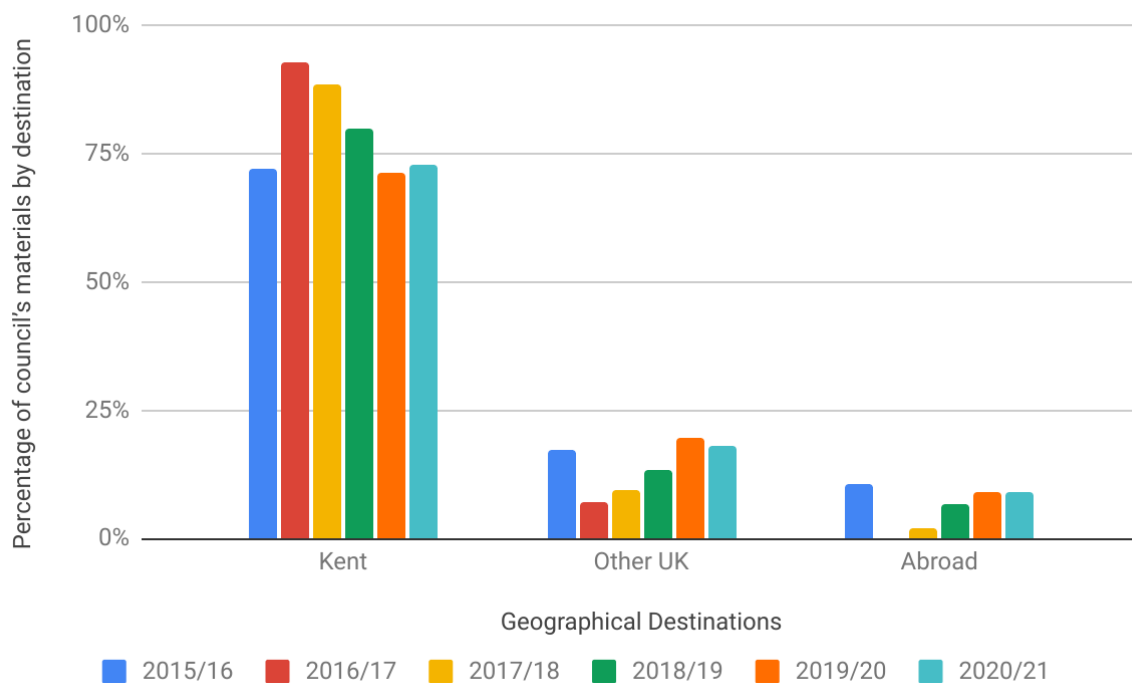


Figure 7.2: The percentage of the council's materials disposed of in different locations

## 8. Appendices

### Appendix A: Duty to cooperate

Meetings attended by CCC Officers with duty to cooperate partners between 1st April 2023 to 31st March 2024. 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*

<b>Date</b>	<b>Purpose</b>	<b>Attendees</b>	<b>Outcome</b>
3/4/2023	Discuss implications of the local plan on strategic highway network	National Highways and KCC Highways	Information sharing and updates
4/4/2023	Discuss implications of the local plan on strategic highway network	KCC Highways	Information sharing and updates
12/4/2023	Monthly Infrastructure Delivery Plan catch-up	KCC	Information sharing on latest infrastructure issues and implications for new Local Plan
12/4/2023	KCC/CCC Electric Vehicle Charge Point quarterly catch up	KCC Network innovations team	Information sharing and updates
14/4/2023	World Heritage Site Committee	World Heritage Site Management Committee	To discuss next steps for adoption of new management plan
18/4/2023	Transportation Strategy	KCC Highways	Information sharing and updates
19/4/2023	Health infrastructure issues and implications for Local Plan	CCC/ NHS Integrated Care Board	Information sharing and updates
20/4/2023	Discuss the Natural England Regulation 18 Local Plan, and environmental impacts of the draft Local Plan	Natural England	Information sharing and discussion about Natural England's Reg 18 representation
21/4/2023	Stodmarsh catch up	Nutrient Neutrality Working Group	Information sharing and updates

<b>Date</b>	<b>Purpose</b>	<b>Attendees</b>	<b>Outcome</b>
26/4/2023	Management of East Kent SAMMS Scheme	TDC, Birdwise	Information sharing and updates
2/5/2023	Health infrastructure issues and implications for Local Plan	NHS and Medway ICB	Information sharing and updates
2/5/2023	Discuss implications of the local plan on strategic highway network	KCC Highways	Information sharing and updates
5/5/2023	Stodmarsh catch up	Nutrient Neutrality Working Group	Information sharing and updates
9/5/2023	Discuss the Natural England Regulation 18 Local Plan, and environmental impacts of the draft Local Plan	Natural England	Information sharing and discussion about Natural England's Reg 18 representation
10/5/2023	Local Bus Focus meeting	KCC/CCC/ Stagecoach	Information sharing and updates
11/5/2023	Stodmarsh catch up	Nutrient Neutrality Working Group	Information sharing and updates
16/5/2023	Discuss implications of the local plan on local highway network	KCC Highways	Information sharing and updates
23/5/2023	Health infrastructure issues and implications for Local Plan	NHS and Medway ICB	Information sharing and updates
25/5/2023	Discuss the Natural England Regulation 18 Local Plan, and environmental impacts of the draft Local Plan	Natural England	Information sharing and discussion about Natural England's Reg 18 representation
25/5/2023	East Kent wide Local Plan and policy matters	East Kent DtC Group	Information sharing and updates
30/5/2023	Discuss implications of the local plan on strategic highway network	KCC Highways	Information sharing and updates
25/5/2023	Catch up on Reg18 reps and update on Broad Oak reservoir proposals	South East Water, CCC	Information sharing and updates
7/6/2023	Local Plan Educational need	KCC Education	Information sharing and updates
6/9/2023	Kent Conservation Officers Group	Representatives from all local planning authorities	To discuss best practice and current issues around conservation



<b>Date</b>	<b>Purpose</b>	<b>Attendees</b>	<b>Outcome</b>
12/6/2023	Discuss implications of the local plan on strategic highway network	National Highways and KCC Highways	Information sharing and updates
14/6/2023	Bridge Neighbourhood Plan	Bridge Parish Council	Information sharing and updates
15/6/2023	KCC Local Transport Plan	KCC Transport	Information sharing and updates
21/6/2023	Health infrastructure issues and implications for Local Plan	NHS and Medway ICB	Information sharing and updates
22/6/2023	Discuss the Natural England Regulation 18 Local Plan, and environmental impacts of the draft Local Plan	Natural England	Information sharing and discussion about Natural England's Reg 18 representation
3/7/2023	Catch up on Reg18 reps	Network Rail, CCC	Information sharing and updates
5/7/2023	KCC/CCC Electric Vehicle Charge Point quarterly catch up	KCC Network innovations team	Information sharing and updates
12/7/2023	Nutrient neutrality - retrofitting	KCC, ABC, CCC	Information sharing and updates
14/7/2023	Kent Chief Planners	Kent and Medway LPAs	Information sharing and updates
26/7/2023	Local Plan Educational need	KCC Education	Information sharing and updates
26/7/2023	SFRA and Reg 18 reps	EA	Information sharing and updates
27/7/2023	Discuss the Natural England Regulation 18 Local Plan, and environmental impacts of the draft Local Plan	Natural England	Information sharing, update following local elections, and discussion about Natural England's Reg 18 representation
31/7/2023	Transportation Strategy	KCC Highways	Information sharing and updates
14/8/2023	Catch up on Reg18 reps	Network Rail, CCC	Information sharing and updates
14/8/2023	Catch up on Reg18 reps	Environment Agency, CCC	Information sharing to update LP policies
14/8/2023	Discuss implications of the local plan on	National Highways and KCC Highways	Information sharing and updates

<b>Date</b>	<b>Purpose</b>	<b>Attendees</b>	<b>Outcome</b>
	strategic highway network		
15/8/2023	Catch up on Reg18 reps	National Grid, CCC	Information sharing and updates
16/8/2023	Local Plan Educational need	KCC Education	Information sharing and updates
16/8/2023	Health infrastructure issues and implications for Local Plan	NHS and Medway ICB	Information sharing and updates
18/8/2023	World Heritage Site Committee	World Heritage Site Management Committee	To discuss next steps for adoption of new management plan
22/8/2023	To discuss concerns relating to KCC active life travel scheme within canterbury	CCC, KCC and CHDF	Changes to the scheme
24/8/2023	Discuss the Natural England Regulation 18 Local Plan, and environmental impacts of the draft Local Plan	Natural England	Information sharing, updates, and discussion about Natural England's Reg 18 representation and links to HRA
25/8/2023	Heritage lighting columns in Canterbury	CCC and KCC	Agree a way forward corporately in regards to heritage lighting columns
25/8/2023	Stodmarsh catch up	Nutrient Neutrality Working Group	Information sharing and updates
30/8/2023	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 update on ranger recruitment
30/8/2023	Discuss environmental issues concerning the North Kent Local Authorities	North Kent Environmental Planning Group	Information sharing, and update on Local Nature Recovery Strategies and Biodiversity net Gain
31/8/2023	Catch up on Reg18 reps	KCC Minerals and Waste, CCC	Information sharing to update LP policies
1/9/2023	SEND provision in Whitstable	KCC Education	Information sharing
7/9/2023	Catch up on Reg18 reps and update on Broad Oak reservoir proposals	South East Water, CCC	Information sharing and updates

<b>Date</b>	<b>Purpose</b>	<b>Attendees</b>	<b>Outcome</b>
13/9/2023	Local Plan Educational need	KCC Education	Information sharing and updates
20/9/2023	Local Bus Focus meeting	KCC/CCC/ Stagecoach	Information sharing and updates
22/9/2023	Stodmarsh catch up	Nutrient Neutrality Working Group	Information sharing and updates
4/10/2023	Enhanced Partnership Schemes Monitoring Group - East Kent	KCC/ EK bus operators/ EK district councils	Information sharing and updates
5/10/2023	Discuss the Natural England Regulation 18 Local Plan, and environmental impacts of the draft Local Plan	Natural England	Information sharing, updates, and discussion about Natural England's Reg 18 representation and links to HRA
6/10/2024	Stodmarsh catch up	Nutrient Neutrality Working Group	Information sharing and updates
9/10/2023	Discuss implications of the local plan on strategic highway network	National Highways and KCC Highways	Information sharing and updates
11/10/2023	Discuss health infrastructure	EKHFT, KCC	Information sharing and updates
11/10/2023	Local Plan Educational need	KCC Education	Information sharing and updates
12/10/2023	Management of East Kent SAMMS Scheme	TDC, Birdwise	Information sharing and updates
18/10/2023	Health infrastructure issues and implications for Local Plan	NHS and Medway ICB	Information sharing and updates
19/10/2023	CCC/KCC Liason Meeting	KCC depts	Information sharing and updates
20/10/2023	Kent Chief Planners	Kent and Medway LPAs	Information sharing and updates
26/10/2023	Discuss the Natural England Regulation 18 Local Plan, and environmental impacts of the draft Local Plan	Natural England	Information sharing, updates, and discussion about Natural England's Reg 18 representation and links to HRA
1/11/2023	Discussion on power supply for site allocations and decarbonisation scheme.	UK Power Networks	Links and further engagement provided by UKPN
2/11/2023	Local Authority Design Coding Network: Launch Event	Various LPAs	Plans to form a design coding network

<b>Date</b>	<b>Purpose</b>	<b>Attendees</b>	<b>Outcome</b>
3/11/2023	Stodmarsh catch up	Nutrient Neutrality Working Group	Information sharing and updates
7/11/2023	Local Plan Housing Strategy Workshop - focus on affordable housing	Developers and Homes England	Feedback from developers and homes england on affordable housing provision within the district and issues with delivery. Used to inform the Housing Need Assessment and Housing Strategy.
10/11/2023	Health infrastructure Local Plan and IDP opportunities	East Kent Hospital University Foundation Trust	Discussed opportunity for land and funding contributions, EKHUFT will come back with potential schemes
14/11/2023	Discuss implications of the local plan on local highway network	KCC Highways	Information sharing and updates
16/11/2023	Launch of consultation on KCC LCWIP	KCC Active travel team and members of public	Public exhibition
17/11/2023	Stodmarsh catch up	ABC, SBC, DDC, KCC, FHDC, Natural England	Information sharing and updates
21/11/2023	To discuss emerging Transport Strategy	KCC	Information sharing and updates
22/11/2023	Local Plan Educational need	KCC Education	Information sharing and updates
24/11/2023	World Heritage Site Committee	World Heritage Site Committee	To discuss next steps for adoption of new management plan
28/11/2023	Discuss implications of the local plan on local highway network	KCC Highways	Information sharing and updates
1/12/2023	Stodmarsh catch up	Kent Nutrient Neutrality Working Group	Information sharing and updates
8/12/2023	Kent Chief Planners	Kent and Medway LPAs	Information sharing and updates
11/12/2023	Discuss implications of the local plan on strategic highway network	National Highways and KCC Highways	Information sharing and updates
12/12/2023	Discuss the environmental impacts of the draft Local Plan	Natural England	Information sharing and updates

<b>Date</b>	<b>Purpose</b>	<b>Attendees</b>	<b>Outcome</b>
12/12/2023	Discuss implications of the local plan on local highway network	KCC Highways	Information sharing and updates
12/12/2023	Nutrient Neutrality	ABC, MBC	Information sharing and updates
15/12/2024	Stodmarsh catch up	Nutrient Neutrality Working Group	Information sharing and updates
4/1/2024	Nutrient Neutrality	ABC	Information sharing and updates
8/1/2024	Discuss emerging catchment strategy for nutrient neutrality	Kent NN Working Group	Information sharing and updates
9/1/2024	Management of East Kent SAMMS Scheme	TDC, Birdwise	Information sharing and updates
9/1/2024	Discuss implications of the local plan on local highway network	KCC Highways	Information sharing and updates
11/1/2024	Discuss emerging ICB Estates Strategy	ICB	Information sharing and updates
12/1/2024	Stodmarsh catch up	Nutrient Neutrality Working Group	Information sharing and updates
16/1/2024	Enhanced Partnership Schemes Monitoring Group - East Kent	KCC/ EK bus operators/ EK district councils	Information sharing and updates
17/1/2024	Nutrient Neutrality	ABC	Information sharing and updates
18/1/2024	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 initial discussions on a refresh of the SAMMS Strategy
18/1/2024	Discuss environmental issues concerning the North Kent Local Authorities	North Kent Environmental Planning Group	Information sharing and updates
22/1/2024	East Kent health infrastructure discussion	East Kent Estates Strategy Group (NHS)	Information sharing and updates
23/1/2024	Discuss implications of the local plan on local highway network	KCC Highways	Information sharing and updates
26/1/2024	Kent wide Local Plan and policy matters	Kent Planning Policy Forum	Information sharing and updates

<b>Date</b>	<b>Purpose</b>	<b>Attendees</b>	<b>Outcome</b>
26/1/2024	Stodmarsh catch up	Nutrient Neutrality Working Group	Information sharing and updates
30/1/2024	Stodmarsh discussion	ABC	Information sharing and updates
1/2/2024	Local Plan Educational need	KCC Education	Information sharing and updates
12/2/2024	Discuss implications of the local plan on strategic highway network	National Highways/ CCC/KCC	Information sharing and updates
26/2/2024	Discuss LTP5	KCC	Information sharing
26/2/2024	East Kent health infrastructure discussion	East Kent Estates Strategy Group (NHS)	Information sharing and updates
5/3/2024	Discuss transport modelling	KCC/ Jacobs/ CCC	Information sharing and updates
7/3/2024	Local Plan Educational need	KCC Education	Information sharing and updates
11/3/2024	Sustainable transport roundtable	CAST, Canterbury Christ Church Univ, Spokes, CCC	Information sharing and broad discussion
12/3/2024	Discuss updates to Minerals and Waste SoCG	KCC Minerals and Waste	Information sharing and updates relating to SoCG
19/3/2024	Discuss implications of the local plan on local highway network	KCC Highways	Information sharing and updates
22/3/2024	Kent wide Local Plan and policy matters	Kent Planning Policy Forum	Information sharing and updates
26/3/2024	Discuss implications of the local plan on strategic highway network	National Highways/ CCC/KCC	Information sharing and updates

## Appendix B: Employment floorspace

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

<b>Year</b>	<b>E(g) (i)</b> (Formerly B1a)	<b>E(g) (ii)</b> (Formerly B1b)	<b>E(g) (iii)</b> (Formerly B1c)	<b>B2</b>	<b>B8</b>
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
2023/24	226	0	1,249	6,461	5,146

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

<b>Year</b>	<b>E(g) (i)</b> (Formerly B1a)	<b>E(g) (ii)</b> (Formerly B1b)	<b>E(g) (iii)</b> (Formerly B1c)	<b>B2</b>	<b>B8</b>
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	35,477 <sup>15</sup>	4,951 <sup>16</sup>
2023/24	84	0	1,249	5,869	4,777

<sup>15</sup> Corrected from 2022/23 due to double counting error of the loss of floorspace from an application.

<sup>16</sup> Corrected from 2022/23 due to double counting error of the loss of floorspace from an application.



## 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

2023/24	Gains	117	222	290	0	5	226	1212	0
	Net	-1434	222	-476	0	5	84	1212	-769

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

2023/24	Gains	0	80	44	0	0	0	968	0
	Net	-164	80	44	0	0	0	968	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

2023/ 24	Gains	1122	0	0	0	0	0	0	0
	Net	1122	0	-61	-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

2023/ 24	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	2023/24 Update
Canterbury City Action Plan				
76	Appeti Tennis Centre	Tennis	Sustain court quality through current maintenance regime. Explore opportunities for sports lighting if demand is identified in the future.	Ongoing
4	Barton Court Grammar School	Football	Improve quality and explore opportunities to establish community use.	Long term action
		Rugby union	Retain for curricular use and improve quality as required.	Ongoing
		Tennis	Retain for curricular use.	Ongoing
		Netball	Explore options to secure community use if site could be developed for use to accommodate a summer league.	No update

		Cricket	No identified demand to be brought back into use for cricket.	No update
-	Beverley Meadow	Rounders	Further consult with East Kent Rounders League to establish the need to mark out official pitches.	No update
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.	MUGA replaced in 2023
		Rugby union	Retain for curricular use.	Ongoing
		Tennis	Retain for curricular use.	Ongoing
		Netball	Retain for curricular use.	Ongoing
		Athletics	Ensure the appropriate permit and licence is maintained to allow continued use of the track to host competitions.	Club looking to refurb track in 2025
59	Canterbury Academy Trust Campus (Primary School)	Tennis	Improve quality in order to maximise pay and play opportunities.	Medium term action
77	Canterbury Bowling Club	Bowls	Sustain quality and address any issues as appropriate.	Completed 2022/23
-	Canterbury Golf Club	Golf	Protect and maintain provision.	Ongoing
11	Chaucer Technology School (Closed)	Football	Encourage provider to establish secured community use for local teams. Explore the opportunity to meet existing demands in the area for youth pitches to be marked.	To be updated to Barton Manor
26	Kings School (Birley's Playing Fields)	Football	Sustain pitches quality through current maintenance regime. Work with the school to secure community use.	Long term action
		Cricket	Further explore opportunities to establish secure community use if demand is identified in the future.	Medium term action
		Rugby union	Sustain quality and retain for school use.	Ongoing

		Hockey	Retain to deliver and accommodate school hockey and utilise for adhoc/overspill community hockey as required.	Long term action
		Tennis	Sustain quality and further explore opportunities to establish secure community use if demand is identified in the future.	No update
		Athletics	Continue to support the Club delivering sessions.	Long term action
		Netball	Sustain quality and work with the school to secure community use.	No update
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
		Tennis	Sustain quality and further explore opportunities to establish secure community use if local demand exists.	Long term action
		Netball	Sustain quality and work with the school to secure greater community use.	No update
81	Pilgrims' Way Primary School & Nursery	Football	Retain and improve for curricular use.	Long term action
39	Simon Langton Girls' Grammar School	Football	Sustain quality and work with the school to secure community use. Explore options for improvements to the changing rooms.	Waiting for KCC Planning to debate on the 3G pitch
		Tennis	Retain for curricular use and improve quality as required.	Ongoing
42	St Anselms RC School	Football	Retain for curricular use and improve quality as required.	Ongoing
		Rugby union	Improve quality as required. No demand for community use.	Ongoing
		Tennis	Retain for curricular use and improve quality Completed as required.	Ongoing
46	St Lawrence Ground	Cricket	No action. As a professional ground it is excluded from the supply and demand analysis presented in this section of the report.	No update

		Football (3G)	Sustain pitch quality by upholding the current maintenance regime. Ensure sinking fund is in-place for refurbishment when required.	3G pitch is no longer in use for sport, temporary accommodation and car parking
55	Thanington Recreation Ground	Football	Improve quality to accommodate additional demand.	Part of the Pitch Power proposals
57	The Archbishop's School	Football	Improve pitch quality to create future spare capacity and work with the school to secure community use.	No update
		Tennis	Retain for curricular use	Ongoing
62	The Orchard School	Football	Retain for curricular use	Ongoing
67	Victoria Recreation Ground	Football	Improve pitch quality and maximise use. Explore recommendation of pitch rotation to prevent further damage to goalmouths.	No update
		Tennis	Improve court quality and consider resurfacing to encourage greater recreational usage.	NTP removed in 2023 but interest in reinstating
		Beach court	Sustain court to meet demand.	Ongoing
		Cricket	Explore the feasibility of future utilisation to alleviate overplay.	Medium term action
82	St John's CofE Primary School Canterbury	Hockey	Retain for curricular use.	Ongoing
85	St Stephen's Junior School	Football	Retain and improve for curricular use as required.	Ongoing
88	St Nicholas School	Hockey	Retain for curricular use.	Ongoing
-	Thanington Park Development (Pentland Homes)	Cricket	Support the Club in its move to a new ground and ensure long term security of tenure is achieved. Reassess capacity at St Lawrence & Highland Court CC once move is complete.	Meeting arranged with Kent Cricket, Developer and CCC in May 2024

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.	No update
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.	Almost complete
15	Hampton School	Football	Retain for curricular use and explore opportunities to establish community use. Some local demand for access to mini pitches identified.	Long term action
16	Herne Bay High School	Football	Given identified overplay, there is a need to improve pitch quality and transfer some demand to the schools 3G pitch provision. Work with the school to secure community use.	Ongoing
		Cricket	Retain for curricular use and improve quality as required.	Ongoing
		Rugby union	Retain for curricular use and improve quality as required.	Ongoing
		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.	Feasibility Study conducted by the school on the sand dressed AGP to turn it into a 3G pitch. Outcome unknown.
		Football (3G) Tennis Netball	Sustain pitch quality by upholding the current maintenance regime. Ensure sinking fund is in-place for refurbishment when required.	Long term action

17	Herne Bay Hockey & Lawn Tennis Club	Tennis Hockey	Although tennis courts remain at the site, the tennis club will also use new tennis courts and the clubhouse at the Sports Hub. It is therefore not yet known what the impact of this will be on the Herne Bay Hockey and Lawn Tennis Club site. Although the AGP is not required to meet existing community hockey demand in the area, there remains a need to ensure that school hockey participation continues to service both curricular and extra-curricular activities.	Expression of interest from Herne Bay Youth FC received Feb 2024 – awaiting confirmation that the no longer required by LTA or Hockey Club
18	Herne Bay Junior School	Football	Retain for curricular use.	Ongoing
19	Herne Bay Sports Hub	Hockey	Sustain pitch quality by upholding the current maintenance regime. Ensure sinking fund is in-place for refurbishment when required.	Long term action
		Football (3G)	Sustain pitch quality by upholding the current maintenance regime. Ensure sinking fund is in-place for refurbishment when required.	Long term action
		Tennis	Sustain courts quality through current maintenance regime.	Ongoing
		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.	Issues with cricket pitch being too close to properties
20	Herne CE Junior School	Football	Work with the school to secure community use.	Future action
36	Reculver C of E Primary School	Football	Retain and improve for curricular use as required.	Ongoing
		Netball	Retain and improve for curricular use as required.	Ongoing
56	The Altira Park Stadium	Football	Sustain pitch quality by upholding the current maintenance regime.	Ongoing

60	The Cherry Orchard Playing Field	Football	Improve pitch quality to address overplay and meet future demand.	No update
		Cricket	Remedial work is required to the square due to these issues.	Pitch initially booked by Sturry but paperwork not completed and so no preparation work carried out.
29	War Memorial Park, Herne Bay	Football	Sustain pitches quality through current maintenance regime.	No update
		Tennis	Improve court quality across the site to encourage/promote recreational usage.	No update
		Bowls	Sustain quality and address any issues as appropriate.	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.	No update
21	Hersden Recreation Ground	Football	Improve pitch quality and maximise use and rebuild pavilion.	Pavilion project restarted Spring 2024 estimated completion Autumn 2024
		Bowls	Sustain quality and maximise use.	Long term action
24	Junior King's School	Football	Work with the school to secure community use.	No update
		Cricket	Retain for curricular use. Explore opportunities to establish secured community use if demand exists.	Long term action
		Hockey	Retain for curricular use.	Ongoing
		Tennis	Retain for curricular use. Explore opportunities to establish secured community use if demand exists.	Long term action
25		Cricket	Retain for college use. Explore opportunities to establish secured community use if demand exists.	Long term action

	Kent College (Canterbury) (Whitstable Road Site)	Hockey	Protect as a hockey surface and address drainage/quality issues identified. Ensure sinking fund is in-place for refurbishment when required.	Medium term action
		Tennis	Retain for college use.	Completed 2022/23
		Rugby union	Retain for college use.	Ongoing
31	Moat Lane Playing Fields	Football	Improve pitches quality through maintenance and drainage improvements.	Medium term action
		Cricket	Improve quality and secure community use.	No update
		Rugby union	Retain for school use and improve pitch quality in particular drainage issues as required.	Long term action
35	Radfall Recreation Ground	Football	Sustain quality by upholding the current maintenance regime. Work to secure tenure of the site through a long term lease arrangement.	No update
		Cricket	Given identified overplay, there is a need to improve pitch quality to meet future demand. Also, option to explore installation of a non-turf pitch and mobile cage. However, there is a need to secure the lease of the site with the Council as per above and linked to the football club.	Grant funding (Kent Sport, Sport England)
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.	Possibly need to add the tennis court in Harbledown to PPS
38	Seaview Caravan Park	Football	Protect playing field as no surplus in the area is identified. Review future use of the site given that Tankerton FC will be moving off the site in the future and explore opportunities to meet identified shortfalls in the Area.	Medium term action



-	Tankerton FC	Football	Support the Club in development of the site and ensure pitches/facilities are provided in line with FA specifications.	SUDS work completed and new road connected started in 2024
41	Spires Academy	Football	Given identified overplay, there is a need to improve pitch quality. Work with the school to secure community use.	Medium term action
		Rugby union	Retain for school use and improve pitch quality as required.	Ongoing
		Tennis	Retain for school use and improve pitch quality as required.	Ongoing
44	St Edmunds School	Football	Given identified overplay, there is a need to improve pitches quality.	Medium term action
		Cricket	Sustain quality by upholding the current maintenance regime. Consider aspiration for an additional cricket square to help meet future demand.	Long term action
		Hockey	Protect as a hockey surface and ensure a sinking fund is in-place for refurbishment when required. Possible issue with sports lighting which need to be resolved.	Medium term action
		Tennis	Sustain courts quality through current maintenance regime.	Ongoing
		Netball	Sustain courts quality through current maintenance regime.	Ongoing
48	Stodmarsh Playing Fields	Football	Work to improve pitch quality in order to maximise use to address shortfalls identified.	No update
		Rugby union	Improve pitches quality through maintenance and drainage improvements. Consider the feasibility of installing floodlights to enable greater use.	University considering consolidating their provision at Polo Farm
50	Sturry C of E Primary School	Football	Improve pitch quality and work with the school to secure community use.	Long term action
51	Sturry FC	Football	Work to improve pitch quality in order to maximise use to address shortfalls identified.	Long term action

53	Swalecliffe Recreation Ground	Football	Sustain pitch quality through current maintenance regime. Consider re-configuring pitch layout to address current shortfalls in youth pitches.	No update
65	Tyler Hill Memorial Hall	Football	Sustain pitch quality through current maintenance regime.	Ongoing
		Cricket	Sustain quality by upholding the current maintenance regime.	Ongoing
66	University of Kent	Football	Sustain pitch quality through current maintenance regime. Ensure configuration is correct to appropriate service demand. Work to secure community use.	Long term action
		Rugby union	Sustain pitch quality through current maintenance regime.	Ongoing
		Hockey	Protect as a hockey surface and address drainage/quality issues identified. Ensure a sinking fund is in-place for refurbishment when required. Work to secure community use.	Medium term action
		Football (3G)	Sustain quality on both pitches by upholding the current maintenance regime. Ensure sinking fund is in place for refurbishment when required. Given the certification for the World Rugby complaint 3G has expired this should be re-tested and re-certified before any contact and/or lineout sessions take place. Work to secure community use.	No update
22	West Meadows Primary School	Football	Retain and improve for curricular use as required.	Pitches currently closed due to school renovations
<b>South Rural Action Plan</b>				
1	Barham C of E Primary School	Football	Retain and improve for curricular use as required.	Ongoing

3	Barham Youth FC (The Bear Trap)	Football	Retain existing usage to help sustain pitch quality through current maintenance regime.	Ongoing
5	Bekesbourne Recreation Ground	Football	Retain existing usage to help sustain pitch quality through current maintenance regime.	Ongoing
9	Canterbury RFC	Rugby union	Consider continuing to explore opportunities and feasibility to relocate to a new site. Although current demand is being accommodated, no further increase in use is recommended at the current site.	Ongoing
10	Chartham Sports Club	Football	Sustain pitch quality through current maintenance regime.	Ongoing
		Cricket	No identified demand to reinstate cricket pitch.	No update
72	Charlton Park	Cricket	Improve square quality to help alleviate overplay.	No update
73	Barham Bowling Club	Bowls	Improve maintenance and drainage to be able to accommodate more additional demand.	Ongoing
74	Barham Tennis Club	Tennis	Sustain courts quality by upholding the current maintenance regime.	Ongoing
75	Broome Park Golf Club	Tennis	Consider the feasibility of resurfacing the court to encourage recreational usage.	Medium term update
		Golf	Sustain quality by upholding the current maintenance regime.	Ongoing
71	Kenfield Cricket Ground	Cricket	Improve square quality to help alleviate overplay.	Medium term action
28	Littlebourne Recreation Ground	Football	Sustain pitch quality through current maintenance regime.	Ongoing
		Cricket	Improve square quality through an enhanced maintenance regime to alleviate overplay.	Medium term action
30	Memorial Playing Field	Football	Sustain pitch quality through current maintenance regime.	Ongoing
32		Football	Sustain pitch quality through current maintenance regime.	Ongoing

	Patricxbourne Rd Recreation Ground	Tennis	Sustain courts quality through current maintenance regime.	Ongoing
		Cricket	No identified demand to reinstate cricket pitch.	No update
33	Petham Primary School	Football	Retain and improve for curricular use as required.	Ongoing
34	Polo Farm Sports Club	Cricket	Sustain quality by upholding the current maintenance regime.	Ongoing
		Hockey	Protect and sustain quality on all pitches by upholding the current maintenance regime. Ensure a sinking fund is in place for refurbishment when required.	Long term action
		Tennis	Sustain courts quality through current maintenance regime.	Ongoing
40	Simon Langton Grammar School for Boys	Football	Given identified overplay, there is a need to improve pitches quality and secure community use.	Medium term action
		Cricket	Retain and improve for curricular use as required.	Ongoing
		Football (3G)	Sustain quality on both pitches by upholding the current maintenance regime. Ensure a sinking fund is in place for refurbishment when required.	Long term action
43	St Augustines Football and Recreation Ground	Football	Sustain quality on pitches by upholding the current maintenance regime.	Ongoing
45	St Lawrence and Highland Court Cricket Club	Cricket	Sustain quality by upholding the current maintenance regime.	Ongoing
49	Street End Cricket Club	Cricket	Improve square quality through an enhanced maintenance regime to alleviate overplay.	No update
61	The Kent College Junior School	Football	Sustain quality by upholding the current maintenance regime.	Ongoing
		Cricket	Sustain NTP quality for curricular use.	Ongoing

		Tennis	Sustain quality by upholding the current maintenance regime for curricular use.	Ongoing
63	The Street Recreation Ground	Tennis	Consider the feasibility of resurfacing the court to encourage recreational usage. Explore opportunities for potential sports lighting to also encourage more recreational usage.	Medium term action
<b>Whitstable Action Plan</b>				
13	Chestfield Cricket Club	Cricket	Sustain pitch quality by upholding the current maintenance regime. Support the Club in working towards pavilion improvements.	Completed 2022/23
-	Chestfield Golf Club	Golf	Protect and maintain provision.	Ongoing
-	Church Street Playing Field	Football	Explore further opportunities to bring the site back into use and to established secured use for local teams. There is some local demand for youth pitches identified.	Village Green application has been submitted
89	Homing Park	Tennis	Explore opportunities to establish community use to operate as a satellite for a local club or for pay and play opportunities.	Long term action
23	Joy Lane Junior School	Football	Retain and improve for curricular use as required.	Ongoing
-	Mariners View	Football	Explore opportunities to secure access to appropriate ancillary facilities such as toilets at least in order to allow future use.	Long term action
79	St Anne's Tennis Courts	Tennis	Improve court quality by upholding the current maintenance regime. Explore the feasibility of sports lighting to accommodate additional demand.	No update
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

52	Swalecliffe Community Primary School	Football	Sustain quality pitches by upholding the current maintenance regime. Secure community use.	No update
58	The Belmont Ground	Cricket	Improve square quality through an enhanced maintenance regime to alleviate overplay.	No update
64	The Whitstable School	Football	Given identified overplay, there is a need to improve pitches quality. Work with the school to secure community use.	Medium term action
		Football (3G)	Explore opportunities to resurface the pitch to be able to continue accommodating the current usage.	School have been approached about replacing the 3G but little progress made
		Tennis	Retain for school use and improve as required.	Ongoing
-	Waldens' Pitches, Seasalter (Faversham Road)	Football	Explore further opportunities to bring the site back into use and to establish secured use for local teams. There is some local demand for youth pitches identified.	No update
78	West Beach Tennis Courts	Tennis	Sustain court quality by upholding current maintenance regime.	£47,135 investment into court upgrade and fencing taking place in spring/summer 2024
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.	No update
80	Whitstable Bowling Club	Bowls	Sustain quality and address any issues as appropriate.	Ongoing
87	Whitstable Junior School	Hockey	Sustain quality pitch by upholding the current maintenance regime. Ensure a sinking fund is in place for refurbishment when required.	Long term action
69	Whitstable Rugby Club	Rugby union	Given the high level of demand on the site and identified overplay, there is a need to improve pitch quality and the maintenance regime.	

			Consider options and feasibility for a suitable alternative training venue to capacitate all midweek training demand.	
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.	Completed 2022/23
-	Whitstable & Seasalter Golf Club	Golf	Protect and maintain provision.	No update

## 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	2023/24 Update
38	Hérons 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.	Ongoing maintenance handed over to Active Life at the end of 2023
25	Christ Church Sport Centre	Christ Church University to apply to amend the existing planning condition regarding community use of facilities.	No update
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.	No update



Site ID	Site	Recommended actions in IBFS	2023/24 Update
46	Kingsmead Leisure Centre	<ul style="list-style-type: none"> <li>- Deliver the planned investment.</li> <li>- Continue to drive up participation.</li> <li>- Ensure that facilities are accessible to people living in areas of higher deprivation.</li> </ul>	Centre due to open after the 12 <sup>th</sup> September 2024. Public Sector Decarbonisation Scheme completed in March 2024. The ongoing maintenance will be handed over to Active Life at the end of 2024
69	St Edmunds School	Consider the options for providing access to ancillary provision and increase community use of the facilities	No update
6	Bay Sports Arena	Continue to: <ul style="list-style-type: none"> <li>- Maintain good relationships with the school</li> <li>- Invest in facilities to improve and maintain the quality.</li> </ul>	Difficulties with replacing the lighting in the sports halls. School considering upgrading to LED
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.	Club are wary of investing in the site whilst their lease is a rolling annual lease
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 new developments
G2	Aire Trampoline Club	Secure long-term lease to enable the Club to invest and increase capacity or Relocate to a (preferably larger) facility with a long-term lease to meet the needs of the Club.	Settled at St Anselms School but still in discussions around a possible Mountfield location
G3	Canterbury Rhythmic Gymnastics Club	Continue to work with partners to explore the feasibility of a new facility at St. Anselms RC School.	The club are interested in alternative training facilities. Further discussions with the school needed

Site ID	Site	Recommended actions in IBFS	2023/24 Update
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.	Looking at feasibility for a new location for the club
16	Canterbury College	Continue to: - Maintain good relationships with the college - Invest in the facilities to maintain quality.	No new actions
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.	School were unsuccessful and are looking at alternative source of funds
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.	The new studio, updated gym and improvements were completed in Dec 2023. The council were successful with the Swimming Pool Support fund for Solar PV
91	University of Kent	- Continue to invest to maintain the good quality of the existing sports facilities. - Deliver the planned investment in the new Arena. - Address the issue with the sub-structure of the 4-court sports hall.	No update
15	Canterbury Academy Campus	There is ongoing investment, in facilities so there is a need to continue to: - Invest in facilities to improve and maintain the quality. - Maintain good relationships with the School. - Drive up participation. - Explore the opportunity to enhance the facility mix in the longer term.	No new update

Site ID	Site	Recommended actions in IBFS	2023/24 Update
97	Whitstable Sports Centre	Continue to: - Maintain good relationships with the School. - Invest in the sports facilities to drive up quality. - Consider altering programming to help drive increases in participation. - Ensure that access is available to all Canterbury residents especially those in areas of higher deprivation.	Discussions ongoing with KCC around operational issues
43	Kent College	Explore the potential to increase the number of hours available to the community.	No new actions
52	Northgate Ward Community Centre	Continue to maintain and improve quality. Consider the types of activity which can be offered at the venue.	Works completed at the end of 2023 no new update
56	Polo Farm Sports Club	Continue to invest in the facilities to maintain quality.	No new actions
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	No update
71	St Lawrence Ground	Requires investment to restore quality of flooring, lighting and ventilation as well as to modernise the facilities.	No update
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.	Work expected to start at the end of this year/start of next on the development
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.	No new update
28	Energie Fitness	Continue to invest in the facilities and maintain its quality.	No new update
29	Flex Appeal	Continue to invest in the facilities and improve its quality.	No new update

Site ID	Site	Recommended actions in IBFS	2023/24 Update
27	DW Sports Fitness	Continue to invest in the sports facilities to maintain the quality.	No new update although it is now called Everlast
45	Kings School Recreation Centre	Continue to invest in the facilities to improve and maintain the quality.	No new update
47	Ladies of Leisure	Continue to invest in the facilities and improve its quality.	No new update
58	Pure Gym	Continue to invest in the facilities to maintain quality.	No new update
92	Urban Fitness	Continue to invest in the facilities and improve its quality	No new update
11	Broome Park Golf Club	Continue to invest in the facilities and maintain its quality.	No new update
100	Whitstable Waterfront Club	Invest in the facilities to improve its quality	Under new management at the end of 2023
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.	No new update
	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.	No new update

## 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 2023/24
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
Chestfield Play Area refurbishment	CCC	Parish council	W4, W11, W13	By end 2018	Completed in 2018
SAMMS – Thanet Coastal Monitoring Bird and Visitor Survey Carried Out	CCC	Thanet District Council	W2, HB2	Nov 2018 - Feb 2019	Completed in 2019

SAMMS- Swale Coastal monitoring Wardens on site, signage going up	CCC	North Kent SAMMS (5 councils)	W2, HB2	Ongoing	Some work has been completed
					The SAMMs project is ongoing
Herne Bay Coastal Park Improvements - Victorian sea shelter project	CCC	Local Community Group	HB8	Early 2019	Completed in 2019
Riverside walking and cycle route, Canterbury phase 1: Asda to Vauxhall Avenue	CCC		CC6, CC7, CC12, CC17	By March 2019	Part 1 of phase 1 was completed in January 2021, and involved constructing a ramped boardwalk from Parham student village to Asda.
					Part 2 to Vauxhall Avenue postponed owing to poor ground conditions requiring a redesign
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	CCC	Friends of Kingsmead Field/	CC4, CC6, CC12	2019	Interpretation signage and welcome signage completed in 2019.

Interpretation signage project		Canterbury Riverside Group			
Riverside Walk Fingerpost signage improvements	CCC	Canterbury Riverside Group	CC2, CC6, CC12	2019	Following a city wide review of fingerposts, some existing riverside fingerposts were identified for upgrade and two new posts - no funding has yet been identified for this project
Dane John Gardens Play area replacement	CCC	Historic England/ Friends of Dane John Gardens	CC9, CC12	By the end of 2019	Project completed in January 2024
Kingsmead Field tree planting and wildflower project	CCC	Friends of Kingsmead Field	CC2, CC6	2019/2020	Completed in 2018/2019
Seasalter Marshes project - creation of Wetlands RSPB nature reservation	CCC / RSPB	Swale Borough Council	W1	By end 2020	Completed in March 2022
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 2024.

Smoke free play areas project	CCC		CC9, CC12, W11, W13, HB11	By the end of 2020	Project unlikely to be progressed due to lack of funding and lack of evidence of the impact of the signage
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	Feasibility study underway
Riverside walking and cycle route, Canterbury Widening of existing route: Kingsmead to city centre	CCC		CC2, CC6, CC7, CC12, CC17	By March 2021	Completed 2022
Pigeon Lane to Herne Bay rail station	CCC		HB7, HB13	By March 2021	To be progressed but currently experiencing unforeseen delays.
Tankerton Football Club - provision of football pitch	CCC/ Tankerton Football Club	Football Association / Football Foundation	W6, W9, W11, W13, W15, W17	Long term Phased up to 5 years	Works continue to progress on site



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	Planning consent granted. This scheme is likley to be delivered in medium term
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 extension of path to Railway Avenue	CCC	Crab and Winkle Line trust	W7, W10, W12, W13, W17	By March 2023	Scheme is fully designed and awaiting a funding window from Active Travel England
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	Design underway

# Appendix F: Housing Land Supply Statement

# Housing Land Supply Statement 2023/24



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# 1. Executive summary

- 1.1. This document sets out the approach taken by Canterbury City Council in calculating the housing land supply for the district in accordance with the latest policy and guidance.
- 1.2. The housing land supply presented covers both the forthcoming five-year period and the Canterbury District Local Plan (CDLP) period up to 2031. The five-year housing land supply calculation is a comparison between the anticipated supply of new homes against the number of new homes that are required to be built within the district in the next five years.
- 1.3. The housing land supply calculations are based on monitoring years (1 April - 31 March). This document reports on the monitoring year 1 April 2023 to 31 March 2024.
- 1.4. The five-year housing land supply position will therefore cover the period 1 April 2024 to 31 March 2029.
- 1.5. **The council is able to demonstrate a housing land supply of 4.37 years and a housing delivery test result of 75%.**

## 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 PPG<sup>17</sup> 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 2024 as the starting point, our annual household growth is 815.
  - 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 ratio<sup>18</sup> is 10.96. The affordability adjustment is therefore 1.44. This equates to 1,170 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,  
*“...the local housing need figure is capped at 40% above whichever is the higher of:*

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<sup>17</sup> Paragraph: 004 Reference ID: 2a-004-20201216: “What is the standard method for assessing local housing need?”

<sup>18</sup> Published 25 March 2024:

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

- 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 815, which is higher than the annual average requirement in the 2017 Local Plan (800). So the LHN is capped at 40% above 815, which equates to 1,141 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 2023/24 Housing Land Supply Statement is 1,141 dwellings per annum. This equates to 5,705 dwellings between 01/04/2024 to 31/03/2029.
- 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 2022 HDT result (2021/22). The council's result was 75% 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%<sup>19</sup>. 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.
- 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.

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



- 2.24. 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 ratio<sup>20</sup>.
- 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.

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<sup>20</sup> In accordance with the revised NPPF and national guidance.

## Phasing

- 2.33. The council has published a revised Phasing Methodology document 2023<sup>21</sup> 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. Surveys were circulated in May and June 2024 to strategic, allocated and large sites to gather site-specific information on the construction status, phasing and identification of factors impacting development.
- 2.38. Statements of Common Ground were then produced across August – October 2024 with the strategic sites representatives.

## Monitoring process

- 2.39. 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.
- 2.40. The council takes a cautious and robust approach, based on up-to-date information, when phasing sites. The year-long monitoring process includes:
  - *New planning permissions* - updating extant planning permission records as new applications are permitted

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<sup>21</sup> *Phasing Methodology* includes details around the process of producing the document and engagement with the development industry. It is available on the councils website, or from: <https://www.canterbury.gov.uk/sites/default/files/2024-04/Phasing%20methodology%202023.pdf>

- *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. The most recently published HDT is for 2021/22, Table 3.1 identifies the number of homes required over the three year period and the corresponding completion figures.

*Table 3.1: Published HDT housing requirement and completion figures*

HDT	2019/20	2020/21	2021/22	Total
Housing requirement	824 <sup>22</sup>	599 <sup>23</sup>	900	2,323
Total completions	602	463	688	1,753

- 3.4. Furthermore, Table 3.2 identifies previous years HDT results, and the most recently published result.

*Table 3.2 Previous HDT results*

Monitoring Year	HDT result
2017/18	117%
2018/19	87%
2019/20	87%
2020/21	65%
2021/22	75%

- 3.5. By achieving 75%, the council is not subject to the application of the presumption of sustainable development and the appropriate buffer is 20%. The council has produced Housing Delivery Test Action Plans<sup>24</sup>, and intends to review and update these.

<sup>22</sup> 2019/20 housing requirement figures have been decreased by 31 days (a month), by government to account for the COVID-19 pandemic. Further information is available from: <https://www.gov.uk/government/publications/housing-delivery-test-2020-measurement>

<sup>23</sup> 2020/21 housing requirement figures have been decreased by 122 days (4 months), by government to account for the COVID-19 pandemic. Further information is available from: <https://www.gov.uk/government/publications/housing-delivery-test-2021-measurement>

<sup>24</sup> Housing Delivery Test Action Plan's are available on the councils website or from: <https://www.canterbury.gov.uk/planning-and-building/planning-policies/adopted-local-plan>

## 4. Housing Land Supply Calculation

- 4.1. Paragraph 226 of the current NPPF (December 2023) sets out that:  
*"...certain local planning authorities will only be required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of four years' worth of housing (with a buffer, if applicable, as set out in paragraph 77) against the housing requirement set out in adopted strategic policies, or against local housing need where the strategic policies are more than five years old, instead of a minimum of five years as set out in paragraph 77 of this Framework. This policy applies to those authorities which have an emerging local plan that has either been submitted for examination or has reached Regulation 18 or Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations 2012) stage, including both a policies map and proposed allocations towards meeting housing need..."*
- 4.2. The council published a full draft Local Plan for consultation under Regulation 18 in October 2022. This consultation version of the draft Local Plan included a policies map and allocations to meet the districts housing need.
- 4.3. The council then published another full draft Local Plan for consultation under Regulation 18 in March 2024. This consultation version of the draft Local Plan included a policies map and allocations to meet the districts up to date housing need. The council also adopted and published a revised LDS in September 2024 that set out that the council is at and preparing a Regulation 19 draft Local Plan.
- 4.4. Therefore, paragraph 226 of the NPPF applies and the council is required to demonstrate a minimum of 4 years worth of housing with a 20% buffer.
- 4.5. Applying the methodology, as set out in this statement, the council considers there is a housing land supply of **4.37 years** which equates to an oversupply of **513 units**.
- 4.6. Table 4.1 sets out the housing land supply calculation. Further information on the breakdown of these figures are provided in Appendix B - F.

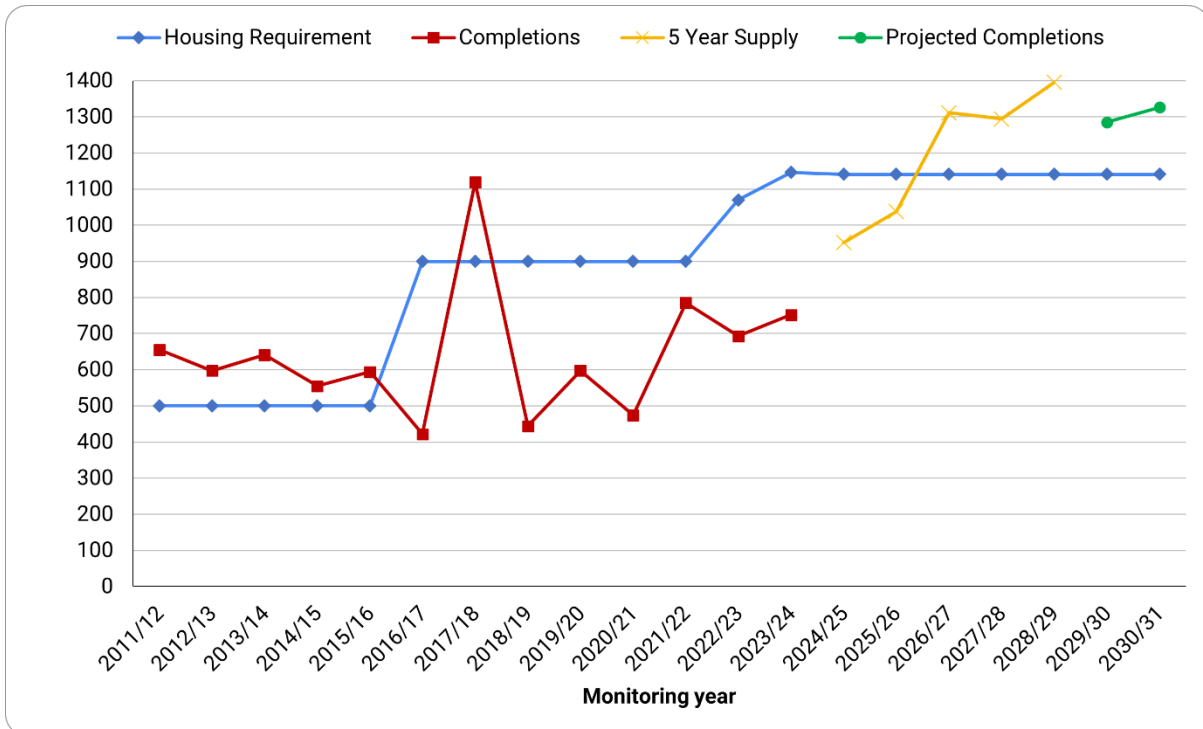
*Table 4.1: Housing Land Supply Calculation*

Annual Local Housing Need figure	1,141
5 year requirement (5 x LHN requirement)	5,705
20% buffer (equals 5 year requirement x 20%)	1,141
<b>Requirement + 20% buffer</b>	<b>6,846</b>
Annual requirement + 20% buffer	1,369

Components of 5-year supply from 01/04/24 to 31/03/29	
Strategic and other new allocations	4,166
Planning permissions	868
Windfall allowance	176
Students	523
Care homes	257
<b>Total 5 year supply</b>	<b>5,990</b>
<b>District-wide year supply</b>	<b>4.37</b>
<b>Surplus</b>	<b>513</b>

- 4.7. 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 - 2023/24) in red<sup>25</sup>
  - the 5 year land supply in yellow
  - projected completions for each monitoring year to the end date of the Local Plan (2030/31) in green

Figure 4.1: Housing land supply trajectory



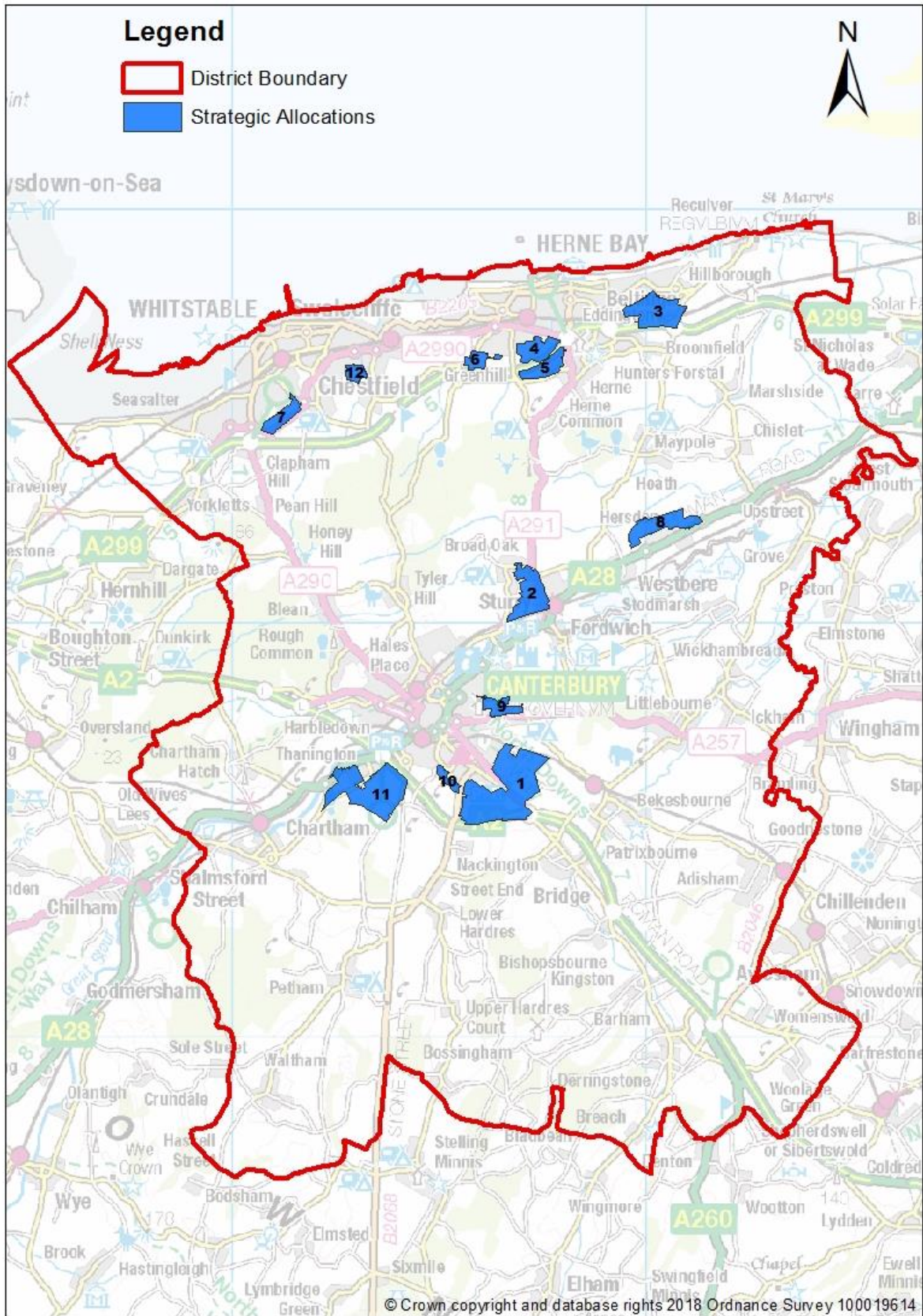
<sup>25</sup> Further breakdown of completion data is available in Appendix B.

## 5. Site commentary

- 5.1. This chapter should be considered alongside *Appendix G: Statements of Common Ground*. Together they set out the progress towards delivery of the CDLP strategic site allocations.
- 5.2. The site commentary or Statements of Common Ground covers an assessment of deliverability, including:
  - current planning status (timescales and progress towards detailed permission)
  - numbers of homes under construction and completed each year
  - affordable housing provision
  - developer, house builders and site promoters involved in the site
  - whether delivery has progressed as expected (including commentary indicating the reasons for any acceleration or delays or any factors affecting build out rates)

### Strategic Sites

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



Map 5.1: Strategic Sites in the District



## Statements of Common Ground

- 5.4. A Statement of Common Ground has been signed for 9 of the sites and are available in *Appendix G: Statements of Common Ground*. These sites are:
- Site 1: Land at South Canterbury (Mountfield Park)
  - Site 3: Land at Hillborough (Parcel A)
  - Site 3: Land at Hillborough (Parcel B)
  - Site 6: Land at Greenhill, Herne Bay
  - Site 8: Land North of Hersden
  - 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.
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## Site 2: Land At Broad Oak

### 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	May 2018	CA//18/00868 for 456

planning application		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	98 of 456	

#### Amount of affordable units

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

#### Summer 2024 survey response

The Council circulated a survey in summer 2024, seeking initial views on anticipated delivery of the site and any other factors impacting on the delivery of the site.

The developer stated that the phasing of the site is reliant on the delivery of the Sturry Link Road towards the end of 2025/ the start of 2026 due to planning conditions 38 and 39 of their planning permission.

The developer identified the phasing trajectory to be 204 in Year 1, 65 in Year 2, 26 in Year 3, 33 in Year 4 and 50 in Year 5.

#### 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 67 dwellings this year. A phasing plan has been submitted, stating the site will be built out over 7 phases with full completion to take approximately 6 - 7 years.

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

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

There is an agreement through Heads of Terms with KCC highways that the funding can come forward hand in hand with the development, and housing can be delivered prior to the highway works. While the Sturry Relief Road is within the Southern section, not covered by this application, assessment work has been carried out and identified that at least 325 dwellings can come forward through this application prior to delivery of the road. Work is anticipated to start in spring 2025 so less than 325 dwellings have been included within completions and phasing trajectory to the end of 2026 as a precautionary approach as this allows over a year and half for the road to be built. This should prevent any conflict with the planning permission conditions. However, the progress of the highways infrastructure will be monitored and phasing will be adjusted in the future if necessary.

While the developer has indicated 204 dwellings will be built out in Year 1, based on the Council's Phasing Methodology and site visits by officers these appears slightly optimistic and therefore the council has taken a precautionary approach to distribute the build out rate more evenly across the phasing trajectory.

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 98 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	

## 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. Reserved matters application for a portion of the open space was granted April 2024.

### Summer 2024 survey response

The Council circulated a survey in summer 2024, seeking initial views on anticipated delivery of the site and any other factors impacting on the delivery of the site.

The developer did not respond.

### 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 less than 385 dwellings have been included within completions and phasing trajectory to the end of 2026 as a precautionary approach as this allows over a year and half for the road to be built. This should prevent any conflict with the planning permission conditions. 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 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. The site is currently under construction.

## 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. A reserved matters application for Phase C and D consisting of 296 dwellings was submitted September 2024 and is under consideration.

### 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
Registration of reserved matters planning application	September 2024	CA/24/01689 – Phase C and D for 296 dwellings
Decision notice issued		Pending decision
Work on site commenced (including demolition)	2024	
Dwelling completions		Stage not yet reached.

## Summer 2024 survey response

The Council circulated a survey in summer 2024, seeking initial views on anticipated delivery of the site and any other factors impacting on the delivery of the site.

The developer has identified the residential units will be bought forward in 6 phases, with final completions anticipated around July 2033. The developer identified their phasing trajectory to be 17 in Year 1, 72 in Year 2, 109 in Year 3, 87 in Year 4 and 62 in Year 5, based on the next two phases reserved matters application to be submitted circa September / October 2024.

## Site Commentary

Phase A, for 128 dwellings was approved in 2022 and is under construction. Phase C and D for 296 dwellings was submitted in September 2024 and is pending decision.

The following three Phases (B for 103 dwellings, E for 163 dwellings, and F for 128 dwellings) will be submitted as reserved matters applications 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.

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.

Having considered the phasing suggested by the developer, and based on the council's Phasing Methodology, the council has taken a precautionary approach and balanced out the build out rates more evenly across Year's 3 and 5.

Therefore, the site 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	Y	



infrastructure requirements		
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	104 of 400	

#### Amount of affordable units for each Phase

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

#### Summer 2023 survey response

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

#### Summer 2024 survey response

The Council circulated a survey in summer 2024, seeking initial views on anticipated delivery of the site and any other factors impacting on the delivery of the site.

The developer did not respond.

## 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 30 dwellings complete this year (creating a total of 104 dwellings complete). 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)		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	

## 6. Conclusion

- 6.1. This statement sets out the land supply position for the Canterbury City Council district for the monitoring year (1 April 2023 - 31 March 2024). The council takes a cautious and robust approach, based on up-to-date information, national guidance and engagement with the development industry when phasing sites.
- 6.2. **The council is able to demonstrate a HDT result of 75% and a housing land supply of 4.37 years.**

## 7. Appendices

### Appendix A: Checklist

The PPG sets out the level of information required within a Housing Land Supply Statement and what can be considered clear evidence required to demonstrate that housing completions will occur within a 5-year period. Table A.1 sets out the requirements for what should be provided in the Housing Land Supply Statement and where this can be found within the document.

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

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

large-scale infrastructure funding or other similar projects	
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 - 2023/24). As discussed in *Chapter 2: Methodology*, in accordance with national guidance, the appropriate ratio has been applied<sup>26</sup>.

*Table B.1 Net completions within Canterbury District*

Monitoring Year	Residential Dwelling Completions	Student Accommodation Completions	Care home and other specialists Completions	Total Completions
2011/12	624	15	16	<b>655</b>
2012/13	524	105	-32	<b>597</b>
2013/14	475	156	10	<b>641</b>
2014/15	285	237	32	<b>555</b>
2015/16	296	275	23	<b>594</b>
2016/17	417	40	-35	<b>422</b>
2017/18	446	679	-6	<b>1,119</b>
2018/19	405	7	32	<b>444</b>
2019/20	528	22	47	<b>597</b>
2020/21	330	117	27	<b>474</b>
2021/22	547	248	-10	<b>785<sup>27</sup></b>
2022/23	644	0	49	<b>693</b>
2023/24	586	49	116	<b>752</b>

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

<sup>27</sup> 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
2024/25	623	188	0	138	3	<b>952</b>
2025/26	631	244	0	56	106	<b>1,038</b>
2026/27	928	177	0	103	103	<b>1,311</b>
2027/28	961	69	38	226	0	<b>1,294</b>
2028/29	1,023	190	138	0	44	<b>1,395</b>
2029/30	962	185	138	0	0	<b>1,285</b>
2030/31	1,038	150	138	0	0	<b>1,326</b>
<b>Total No. of Units</b>	<b>6,166</b>	<b>1,203</b>	<b>452</b>	<b>523</b>	<b>257</b>	<b>8,626</b>



## Appendix D: Local Plan allocations table

Table D.1: Strategic and housing allocations

Site	Phasing								Total Units
	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	3,050	<b>4,000</b>
Site 2 Broad Oak - Northern Section (CA//18/00868)	90	80	57	76	55				<b>358</b>
Site 2 Land At Sturry - Southern Section (CA/20/02826)			30	50	80	80	80	310	<b>630</b>
Site 3 (A) Land at Hillborough, Herne Bay (CA//17/01866)	60	65	70	90	100	130	130	223	<b>868</b>
Site 3 (B) Land at Hillborough, Herne Bay (CA/20/01628, CA/23/00189)		20	55	55	50				<b>180</b>
Site 3 (C) Land at Hillborough, Herne Bay						20	40	110	<b>170</b>
Site 4 Land at Herne Bay Golf Course, Herne Bay (Phase 5; CA//18/02369)	26								<b>51</b>
Site 4 Land at Herne Bay Golf Course, Herne Bay (Phase 6a; CA/20/00101)	4	15							<b>49</b>
Site 4 Land at Herne Bay Golf Course, Herne Bay (Phase 6b; CA/22/01572)			12						<b>12</b>
Site 4 Land at Herne Bay Golf Course, Herne Bay (Eddington Park; CA/22/00026)		29	66						<b>95</b>
Site 5 Land at Strode Farm, Herne Bay (CA//15/01317)			50	87	82	85	85	283	<b>672</b>
Site 5 Land at Strode Farm, Herne Bay (Phase A; CA/21/01800)	17	72	39						<b>128</b>
Site 6 Land at Greenhill, Herne Bay (CA//17/02907, CA/21/01277)	85	85	85	85	44				<b>384</b>

Site	Phasing								Total Units
	2024 / 25	2025 / 26	2026 / 27	2027 / 28	2028 / 29	2029 / 30	2030 / 31	Beyond 2030/31	
Site 7 Land North of Thanet Way, Whitstable (Phase 1; CA//18/01664)			5						<b>5</b>
Site 7 Land North of Thanet Way, Whitstable (Phase 2 & part of Phase 1; CA/20/02436)	84	99							<b>183</b>
Site 7 Land North of Thanet Way, Whitstable (Phase 3; CA/21/02426)	17	21	70						<b>108</b>
Site 8 Land North of Hersden (CA/22/01845)				40	60	60	60	520	<b>800</b>
Site 9 Land at Howe Barracks, Canterbury			50	50	29				<b>129</b>
Site 9 Land at Howe Barracks, Canterbury (Phase 2; CA//18/00910)					4				<b>4</b>
Site 10 Land at Ridlands Farm and Langton Field, Canterbury							50	260	<b>310</b>
Site 11 Parcel A Land at Cockerling Farm, Thanington			25	100	100	90	54	25	<b>394</b>
Site 11 Parcel A Land at Cockerling Farm, Thanington (Phase 1; CA//17/02719 & CA/20/01677)		21	69						<b>90</b>
Site 11 Parcel A Land at Cockerling Farm, Thanington (Phase 1B; CA/20/01680)	34	13							<b>47</b>
Site 11 Parcel B Cockerling Road Thanington (CA//17/00519)			20	60	60	60	60	140	<b>400</b>
Site 12 Land South of Ridgeway (Grasmere pasture), Chestfield (CA//17/00469)	53	50	16						<b>119</b>
Site 12 Land South of Ridgeway (Grasmere pasture), Chestfield (Phase 2 and 3; CA/21/02244)		20	54	70	16				<b>160</b>

Site	Phasing								Total Units
	2024 / 25	2025 / 26	2026 / 27	2027 / 28	2028 / 29	2029 / 30	2030 / 31	Beyond 2030/31	
St Martin's Hospital, Canterbury					20	60	60	24	<b>164</b>
Land at Bullockstone Road, Herne Bay (CA/22/02012)		10	50	50	50				<b>160</b>
Barham Court Farm, Barham				10	15				<b>25</b>
Herne Bay Golf Driving Range, Greenhill and Land adjacent to Herne Bay Golf Driving Range, Greenhill (CA/22/00941)	47	31							<b>78</b>
Adj Canterbury West Station, Canterbury					20				<b>20</b>
Kingsmead depot, Canterbury (CA//17/02092)	106								<b>106</b>
St Johns Lane Employment Exchange, Canterbury								24	<b>24</b>
Canterbury East Station (North Side) Car Park							24		<b>24</b>
Northgate Car Park, Canterbury								21	<b>21</b>
Castle Street Car Park, Canterbury								54	<b>54</b>
BT Car Park, Upper Chantry Lane, Canterbury						20			<b>20</b>
Holmans Meadow Car Park, Canterbury							20		<b>20</b>
Rosemary Lane Car Park, Canterbury							20		<b>20</b>
Ivy Lane North, Canterbury								10	<b>10</b>
Hawks Lane, Canterbury							9		<b>9</b>
St Radigund's Place, Canterbury							7		<b>7</b>
St John's Lane Car Park, Canterbury							5		<b>5</b>
Garage Site, Kings Road, Herne Bay						20	23		<b>43</b>

Site	Phasing								Total Units
	2024 / 25	2025 / 26	2026 / 27	2027 / 28	2028 / 29	2029 / 30	2030 / 31	Beyond 2030/31	
Land at Herne Bay Station					15	20			<b>35</b>
Beach Street (HB2 in Herne Bay Area Action Plan) (CA//19/00296)			15	18					<b>33</b>
Land at Ladysmith Grove						10	11	10	<b>31</b>
Tankerton Road car park, Whitstable								17	<b>17</b>
124 & adjoining Middle Wall, Whitstable						7			<b>7</b>
Land to rear of 51 Rough Common Road, Rough Common & Rough Common Road, Rough Common (CA/22/00555)					23				<b>23</b>
Bridge Neighbourhood Plan allocation C2 - Land to the north of Patrixbourne Road, Bridge								40	<b>40</b>
<b>Total</b>	<b>623</b>	<b>631</b>	<b>928</b>	<b>961</b>	<b>1,023</b>	<b>962</b>	<b>1,038</b>	<b>5,121</b>	<b>11,287</b>

## Appendix E: Extant planning permissions table

Table E.1: Extant planning permissions

Permitted Application Number	Postal Address	Phasing					
		2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	Beyond 2028 /29
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//15/02523	Land at Blean Common, Blean				15	35	35
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//17/02801	Highlands, Hackington Close, Canterbury	1					
CA//17/02857	2 Miller Avenue, Canterbury		1				
CA//18/00116	128-130 Sea Street, Herne Bay		3				
CA//18/00436	21 Wincheap, Canterbury	1					
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//19/00117	62 Chestfield Road, Chestfield	1					
CA//19/00147	Boundary House, St Stephen's Hill, Canterbury	1					

Permitted Application Number	Postal Address	Phasing					
		2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	Beyond 2028 /29
CA//19/00160	6 Western Esplanade, Herne Bay		2				
CA//19/00713	Highlands, Hackington Close, Canterbury	-1	2				
CA//19/01364	80 South Street, Whitstable	2					
CA//19/01409	Invale, Valley Road, Barham	<b>1</b>					
CA//19/01594	Eden Lodge, 9 St Stephen's Hill, Canterbury		1				
CA//19/01829	Barretts, 28-30 St Peters Street, Canterbury	22					
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/20/00648	75 Spenser Road, Herne Bay	1					
CA/20/00724	Iwade, Radfall Road, Chestfield, Whitstable	1					
CA/20/00925	Montpelier, Clapham Hill, Whitstable	4	24				
CA/20/00928	56 Northwood Road, Whitstable	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/20/01188	Hoplands Farm, Island Road, Hersden, Canterbury	50	22				
CA/20/01196	Westwood, Hackington Close, Canterbury		1				
CA/20/01197	Westwood, Hackington Close, Canterbury		1				

Permitted Application Number	Postal Address	Phasing					
		2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	Beyond 2028 /29
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/20/01928	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/20/02494	Land Adjoining 56 New House Lane, Thanington Without, Canterbury		1				
CA/20/02505	Land At Giles Lane, Giles Lane, Canterbury	-6					
CA/21/00023	28 High Street, Sturry, Canterbury		2				
CA/21/00247	Charter House, St George's Place, Canterbury	34					
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/21/00730	Billmeir Molehill Road, Chestfield, Whitstable		1				
CA/21/00835	31 Harbour Street, Whitstable		1				
CA/21/00841	22-23 St George's Terrace, Herne Bay	14					
CA/21/00863	27 Castle Street, Canterbury		7				
CA/21/01696	Land Adjacent To Old Thanet Way, Whitstable		20	22			
CA/21/01709	Prospect House, Markerstudy Business Park, Wraik Hill, Whitstable		45				

Permitted Application Number	Postal Address	Phasing					
		2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	Beyond 2028 /29
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/21/01870	Holmwood House, Park Place, Herne, Herne Bay			2			
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/21/02362	61 Marine Parade, 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/21/02644	Woodend, Bigbury Road, Chartham Hatch, Canterbury	1					
CA/21/02777	Marleywood Yard, Marley Lane, Kingston		-1	1			
CA/21/02858	Land Adjacent To 18 Clifford Road, Whitstable		1				
CA/21/03005	The Coach House, 32A Kingsdown Park, Whitstable		1				
CA/21/03031	16 Park Avenue, Whitstable	1					
CA/21/03032	Little Haven, Radfall Ride, Chestfield, Whitstable	1					
CA/22/00009	Church Court, Church Lane, Seasalter		2				
CA/22/00117	64 High Street, Whitstable		2				
CA/22/00145	Land Adjacent To 96 Cornwallis Circle, Whitstable		1				
CA/22/00269	6 Pound Lane, Canterbury		0				
CA/22/00317	27-31 High Street, Whitstable		6				
CA/22/00537	Badgers End, The Drive, Chestfield, Whitstable	1					



Permitted Application Number	Postal Address	Phasing					
		2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	Beyond 2028 /29
CA/22/00618	Land To Rear Of 27A Oxford Street, Whitstable		1				
CA/22/00631	45 Joy Lane, Whitstable		1				
CA/22/00644	Former Metric Site, Neville Road, Herne Bay			9			
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/22/01098	Great Ruckinge Farm, Thornden Wood Road, Herne Bay		4				
CA/22/01279	The Bounty, 3 Harriets Corner, Seasalter, Whitstable		1				
CA/22/01308	38-42 Bentley Avenue, Herne Bay	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/22/01511	99-101 High Street, Whitstable		0				
CA/22/01527	Land To The South Of Church Lane, Seasalter, Whitstable			-1	20	60	140
CA/22/01613	39 Kirbys Lane, Canterbury		0				
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/22/01727	Kimberley Residential Home, 34-40 Mickleburgh Hill, Herne Bay		2				
CA/22/01823	Homewood, Radfall Ride, Chestfield, Whitstable		-1	1			
CA/22/01974	81 Mortimer Street, Herne Bay		1				
CA/22/02040	6 Vauxhall Avenue, Herne Bay		-1	2			
CA/22/02056	125 Station Road, Herne Bay		1				
CA/22/02062	Land South East of Dargate Road, Yorkletts				4	5	

Permitted Application Number	Postal Address	Phasing					
		2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	Beyond 2028 /29
CA/22/02131	91 Faversham Road, Seasalter, Whitstable		-1	1			
CA/22/02173	Bigbury Cottage, Pilgrims Lane, Harbledown	1					
CA/22/02478	Midways, Railway Hill, Barham	1					
CA/22/02513	Blacksole Farm, Margate Road, North of Thanet Way, Herne Bay	10	30	27			
CA/22/02517	Land At Dargate Road, Yorkletts, Whitstable			2			
CA/22/02527	2 Austin Avenue, Herne Bay		-1	1			
CA/22/02559	44 Sydney Road, Whitstable		1				
CA/22/02680	52 King Street, Canterbury			1			
CA/23/00031	9 Clifford Road, Whitstable			1			
CA/23/00156	56-58 Bentley Avenue, Herne Bay		-1	1			
CA/23/00305	59 Canterbury Road, Whitstable			1			
CA/23/00443	110 Joy Lane, Whitstable		-1	1			
CA/23/00546	Land Adjacent To 8 Longmead Close, Herne Bay			1			
CA/23/00577	Seabanks, Seasalter Beach		-1	1			
CA/23/00671	Land Between Westwood And Spinney, Hackington Close, Canterbury			1			
CA/23/00700	Riverscroft, Grove Ferry Road, Wickhambreaux		-1	1			
CA/23/00711	105 Oxford Road, Canterbury			0			
CA/23/00868	76 New Dover Road, Canterbury	5					
CA/23/00929	5 Juniper Close, Canterbury			0			
CA/23/00961	Ferry View, Grove Ferry Hill, Upstreet, Canterbury			0			
CA/23/00980	33 Bournemouth Drive, Herne Bay	1					
CA/23/01009	Land Adjacent to Sunrise, Wauchope Road, Seasalter			1			
CA/23/01044	6 Bridgefield Court, Bridgefield Road, Whitstable			2			
CA/23/01120	6 Gloucester Road, Whitstable			1			

Permitted Application Number	Postal Address	Phasing					
		2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	Beyond 2028 /29
CA/23/01177	Land Between 25-35, Macdonald Parade, Seasalter		4				
CA/23/01330	3 College Place, Rough Common Road, Rough Common			0			
CA/23/01573	2 Rushmead Close, Canterbury			0			
CA/23/01596	6 Austin Avenue, Herne Bay		-2	2			
CA/23/01656	11 St Martin's Terrace, Canterbury			0			
CA/23/01664	12 St Martin's Terrace, Canterbury			0			
CA/23/01733	The Brambles, Hawthorn Corner, Herne Bay			1			
CA/23/01742	23 Queens Road, Whitstable	1					
CA/23/01806	6 The Street, Kingston, Canterbury		1				
CA/23/02162	200 Tankerton Road, East Of Tankerton Circus, Whitstable			-1			
CA/23/02255	32 Albany Drive, Herne Bay		-1	1			
CA/23/02378	Land Between Allora And Mill Tor, Marlborough Road, Whitstable			1			
CA/24/00073	1 Longtye Drive, Chestfield			2			
CA/24/00117	11 Sunnyhill Road, Herne Bay			0			
<b>Total</b>		<b>188</b>	<b>244</b>	<b>177</b>	<b>69</b>	<b>190</b>	<b>425</b>

## Appendix F: Other planning permissions tables

Table F.1: Care home planning permissions<sup>28</sup>

Permitted Application Number	Postal Address	Phasing				
		2024 /25	2025 /26	2026 /27	2027 /28	2028 /29
CA//15/01479	Land off Cockerling Road, Thanington			41		
CA//17/01866	Site 3(A) Land at Hillborough, Herne Bay					44
CA/20/00819	Pilgrims Hospice, Saxon Fields (Part of Strategic Site 11 Parcel A)	9				
CA/21/01252	Land East Of South View Road, Thanet Way, Whitstable		6			
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/23/00868	76 New Dover Road, Canterbury	-6				
CA/23/00904	Victoria Court, 6-8 Station Road West, Canterbury			13		
CA/23/01505	Anglia, 156 Old Dover Road, Canterbury		3			
<b>Total</b>		<b>3</b>	<b>106</b>	<b>103</b>	<b>0</b>	<b>44</b>

Table F.2: Student accommodation planning permissions<sup>29</sup>

Permitted Application Number	Postal Address	Phasing				
		2024 /25	2025 /26	2026 /27	2027 /28	2028 /29
CA//19/00514	28-30 St Peters Street, Canterbury	143				
CA/20/02186	68 Old Dover Road, Canterbury		27			
CA/20/02505	Land At Giles Lane, Giles Lane, Canterbury	-5	47	103	226	
CA/23/00904	Victoria Court, 6-8 Station Road West, Canterbury		-14			
CA/23/01505	Anglia, 156 Old Dover Road, Canterbury		-4			
<b>Total</b>		<b>138</b>	<b>56</b>	<b>103</b>	<b>226</b>	<b>0</b>

<sup>28</sup> Where necessary the appropriate ratio has been used

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

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

Statements of Common ground were prepared and signed Autumn 2024 following negotiation between the council and the interested parties.

# Statement of Common Ground between Canterbury City Council and David Lock Associates/ Corinthian

For

## Site 1: Land at South Canterbury (Mountfield Park)

### Summary

A hybrid application for up to 4,000 dwellings was registered in March 2016. The council in 2016 resolved to approve the application, subject to 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.

#### Summer 2024 survey response

The Council circulated a survey in the summer 2024, 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

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 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 still assumed that Year 3 will have 100 completions, rather than the 150 proposed by the applicant in their survey response last year.

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.

There are no ownership, viability or further infrastructure provision concerns. 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-year HLS which are agreed between parties.

	2024/25	2025/26	2026/27	2027/28	2028/29
	Year 1	Year 2	Year 3	Year 4	Year 5
Housing Delivery Phasing			50	100	200

### Signatures

Site 1 Land at South Canterbury

David Lock Associates representing Corinthian (Mountfield) Ltd


Name... Claire Britton.....

Signature.  .....

Date ..... 19.09.24.....

Canterbury City Council

Name... Louise Randall.....

Signature.  .....

Date ..... 20/09/2024.....

# 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	Demolition of existing property complete (2023/24)
Dwelling completions	32 of 900	

#### Amount of affordable units for each Phase

Phase	Affordable units	Total dwellings on site	Percentage affordable
1	46	189	24%

#### Summer 2024 survey response

The Council circulated a survey in summer 2024, seeking initial views on anticipated delivery of the site and any 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, and is under construction with the existing dwelling demolished and 32 dwellings complete this year. That is 11 more dwellings than anticipated in last years Signed Statement of Common Grounds.

A reserved matters application for the next phase of dwellings will be submitted by the end of 2024. The Phasing Methodology (2023) anticipates a year to issue a decision on a reserved matters, paired with 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. Taylor Wimpey have already provided 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).

The site has detailed planning permission for Phase 1, construction has started, including the demolition of an existing dwelling and completion of 32 dwellings. Therefore, the site is considered deliverable, and has been phased in line with the Phasing Methodology.

### 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	2024/25 Year 1	2025/26 Year 2	2026/27 Year 3	2027/28 Year 4	2028/29 Year 5
CA/17/01866	60	65	70	90	100
CA/17/01866 - 80 bed care home					80 <sup>1</sup>

### Signatures

Site 3: Land at Hillborough (Parcel A)

Taylor Wimpey

Name... Joanna Webb

Signature...

Date... 3rd September 24

Canterbury City Council

Name... Louise Randall

Signature...

Date... 17/09/2024

<sup>1</sup> 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 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	August 2021	

obligations agreed or signed		
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)	2024	
Dwelling completions		Stage not yet reached.

#### Amount of affordable units:

The S106 secures 30% affordable housing equally 54 dwellings.

However, the developer is intending to increase the provision on site to circa. <sup>46</sup>60% (~~100~~ 84 dwellings).

#### Summer 2024 survey response

The Council circulated a survey in summer 2024, seeking initial views on anticipated delivery of the site and any 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 a minimum of 30% affordable housing on site (54 affordable homes), and are considering options to increase this to circa ~~60~~%.  
46

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. Taylor Wimpey have provided the construction access and Kitewood have started construction.

Based on the Phasing Methodology which anticipates first completions within 2 years of detailed planning permission for a site this size and provision of the access road (mid 2024), first completions are anticipated in 2025/26.

### 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 year HLS which are agreed between parties.

	2024/25	2025/26	2026/27	2027/28	2028/29
	Year 1	Year 2	Year 3	Year 4	Year 5
Housing Delivery Phasing		20	55	55	50

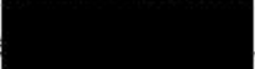
### Signatures

Site 3: Land at Hillborough (Parcel B)



Kitewood

Name SARA SWEENEY

Signature 

Date 5.9/2024

Canterbury City Council

Name Louise Randall

Signature 

Date 17/09/2024

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

For

## Site 8: Land North of Hersden

### Summary

A hybrid application for up to 800 new homes was registered in 2022 and granted subject to a signed S106 at Planning Committee on 20 August 2024.

### Current Planning Status

A hybrid application, for up to 800 new homes, was registered in 2022 and was granted subject to a signed S106 at Planning Committee on 20 August 2024. 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 2024 survey response

The Council circulated a survey in the summer of 2024, seeking initial views on the anticipated delivery of the site and any other factors impacting the delivery of the site.

The developer identified the phasing trajectory to be 40 in Year 2 and 60 in subsequent years. They also identified that the site would come forward with 261 dwellings in Phase 1 and a further 4 phases of circa 134 dwellings.

### Agreed Site Commentary

The developer, Persimmon Homes have confirmed that they will be the housebuilder, meaning the detailed element of the application can begin after the decision is issued, having been granted subject to a signed S106 at Planning Committee on 20 August 2024. The developer has confirmed that the site will be broken into four further 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 has proposed mitigation, including an onsite Water Recycling Centre, which has been assessed through an Appropriate Assessment and deemed suitable.

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 (240 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.

As the site was only granted at Planning Committee in August 2024 it is considered, in line with the phasing methodology, that first completions will be two years from now. This equates to Year 3 of the supply. Otherwise, the build out rates have been phased according to the developer feedback.

160 dwellings are phased within the 5 years. Further reserved matters will be submitted at appropriate stages, however, as this is less than the 261 dwellings which have detailed planning permission, there is no conflict within the 5YHLS.

### 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 5YHLS which are agreed between parties.

	2024/25	2025/26	2026/27	2027/28	2028/29
	Year 1	Year 2	Year 3	Year 4	Year 5
Housing Delivery Phasing			40	60	60

**Signatures**

Site 8: Land North of Hersden

Persimmon Homes

Name Kerri Bland .....

Signature  .....

Date 03/09/2024 .....

Canterbury City Council

Name Louise Randall .....

Signature  .....

Date 17/09/2024 .....

# 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 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	66 of 450	

#### 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 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.

#### Summer 2024 survey response

The Council circulated a survey in summer 2024, seeking initial views on anticipated delivery of the site and any other factors impacting on the delivery of the site

The developer did not respond.

#### 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, with 66 dwellings complete this year. This is 6 more than the anticipated trajectory, and therefore 85 dwellings per year, in line with information provided by the developer last year, is considered to be deliverable.

There are no ownership, viability or infrastructure provision concerns. The site has connected to Swalecliffe Waste Water Treatment Works so there are no adverse impacts on water quality that could cause a likely significant impact on the Stodmarsh European Protected site. The entire site has detailed planning permission and construction has started with 66 completions, 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	Y	

discussions on delivery with the Council		
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 year HLS which are agreed between parties.

	2024/25	2025/26	2026/27	2027/28	2028/29
	Year 1	Year 2	Year 3	Year 4	Year 5
Housing Delivery Phasing	85	85	85	85	44

<u>Signatures</u>	
Site 6 Land at Greenhill	
Bellway	
Name...	JULIAN GOODBAN
Signature	[Redacted]
Date	21/8/24
Canterbury City Council	
Name.....	Louise Randall
Signature	[Redacted]
Date	27/08/2024

# 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	367 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 2024 survey response

The Council circulated a survey in summer 2024, seeking initial views on anticipated delivery of the site and any other factors impacting on the delivery of the site.

The developer indicated that the phasing trajectory would be 50 residential dwellings in Year 3 and 4, with the remaining 33 in Year 5.

#### 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, 2021/22 and 2022/23 there were 85, 47, 61 and 106 dwellings recorded as complete respectively. This year (2023/24) resulted in the completion of 55 dwellings.

The remainder of Phase 2 for 4 dwellings has detailed planning permission. 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. 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 identifying possible mitigation measures and national requirements.

The Government, through the Levelling Up and Regeneration Bill, has placed 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	2024/25 Year 1	2025/26 Year 2	2026/27 Year 3	2027/28 Year 4	2028/29 Year 5
CA//15/00844			50	50	29
CA//17/01296 - Phase 2					4

<u>Signatures</u>	
Site 9 Land at Howe Barracks	
Taylor Wimpey	
Joanna Webb	
Name	.....
Signature	

Date 28th August '24

Canterbury City Council

Name..... Louise Randall

Signature 

Date ..... 28/08/2024

# 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	219 of 750 <sup>1</sup>	
Care home completions		Stage not yet reached.

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

Phase	Affordable Units	Total Dwellings on site	Percentage affordable
1	107 <sup>2</sup>	356 <sup>3</sup>	32%

### Summer 2024 survey response

The Council circulated a survey in summer 2024, seeking initial views on anticipated delivery of the site and any 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

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

<sup>2</sup> BDW have 21 units and Pentland have 86 units

<sup>3</sup> 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.

The site recorded first completions (19 dwellings) in the 2019/20 AMR. Then 17, 71 and 41 dwellings were complete for 2020/21, 2021/22 and 2022/23 respectively. This year 71 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, through the Levelling Up and Regeneration Bill, has placed 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	2024/25 Year 1	2025/26 Year 2	2026/27 Year 3	2027/28 Year 4	2028/29 Year 5
CA/15/01479 (394 of 750 dwellings)			25	100	100
CA/17/02719- Phase 1 (269 of 750 dwellings)			25		



CA/17/02719 - Phase 1B - (36 of 750 dwellings) Phase 1D - (29 of 750 dwellings)		21	44		
CA/20/01680 - Phase 1b (87 of 750 dwellings)	34	13			
CA/20/00819 - 16 bed hospice	16 <sup>4</sup>				
CA/15/01479 (CA/21/01798 pending decision) - 73 bed care home			73 <sup>5</sup>		

### Signatures

Site 11 Parcel A: Land at Cockerling Farm, Thanington

David Wilson Homes Kent

Name Kate Rowe

Signature 

Date 15/10/24

Canterbury City Council

Name Louise Randall

Signature 

Date 21/10/2024

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

<sup>5</sup> 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 2024 survey response

The Council circulated a survey in summer 2024, seeking initial views on anticipated delivery of the site and any 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.

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 and infrastructure 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, through the Levelling Up and Regeneration Bill, has placed 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.

However, while the site is considered deliverable a cautious approach has been taken to the sites trajectory so that it aligns with the councils 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 year HLS which are agreed between parties for Parcel B.

	2024/25	2025/26	2026/27	2027/28	2028/29
	Year 1	Year 2	Year 3	Year 4	Year 5
Housing Delivery Phasing			20	60	60

Signatures

Site 11 Parcel B: Land at Cockerling Farm, Thanington

Redrow Homes Ltd

Name... Josephine Baker .....

Signature [Redacted] .....

Date ... 27th August 2024 .....

Canterbury City Council

Name... Louise Randall .....

Signature [Redacted] .....

Date ... 28/08/2024 .....

# 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)

<b>Phase</b>	<b>Date</b>	<b>Other Information</b>
Registration of hybrid planning application	March 2017	CA/17/00469 for 300 dwellings (including detailed permission for Phase 1: 140 dwellings).
Decision notice issued	03/10/2019	Allowed appeal decision
Registration of reserved matters	September 2021	CA/21/02244 - Phase 2 and 3 for 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	21 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%
<b>Total</b>	<b>90</b>	<b>300</b>	<b>30%</b>

#### Summer 2024 survey response

The Council circulated a survey in summer 2024, seeking initial views on anticipated delivery of the site and any 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 last year (4 dwellings) and a further 17 completions this year. 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
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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 year HLS which are agreed between parties.

Housing Delivery Phasing	2024/25 Year 1	2025/26 Year 2	2026/27 Year 3	2027/28 Year 4	2028/29 Year 5
CA/17/00469	53	50	16		
CA/21/02244 - Phase 2 and 3		20	54	70	16

### Signatures

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

Kitewood

Name SARA SWEENEY

S 

Date 09/09/2024

Canterbury City Council

Name Louise Randall

Signature 

Date 17/09/2024