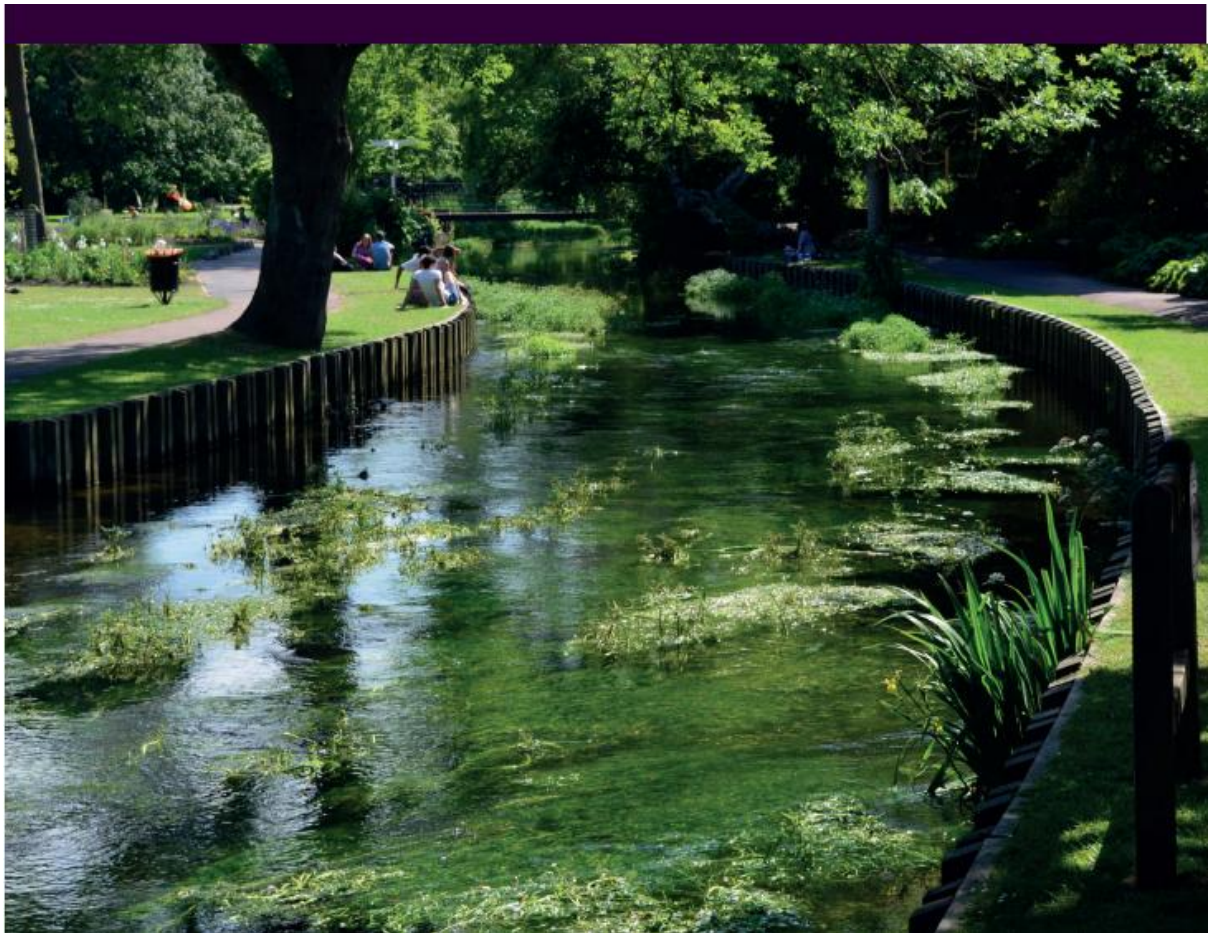


Authority Monitoring Report

April 2024 to March 2025



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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 2024 and 31 March 2025.
- 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 Local Development Scheme in place for just under half 2024/25 monitoring period was adopted in March 2024, published alongside the Draft Local Plan (2024) as part of the Regulation 18 Draft Local Plan consultation (2024)¹. The LDS sets out a broad, challenging timetable for key milestones in the review of the Local Plan.
- 2.3. The LDS published in March 2024 is summarised below in Table 2.2.

Table 2.1: Timetable for the Local Plan review (March 2024)

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

2024						2025						2026																						
J	F	M	A	M	J	J	A	S	O	N	J	F	M	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	U	U	U	E	C	E	A	E	A	P	Y	U	U	G	P	T	O	V	C	A	B	R	P	Y	U	U	G	P	T	V
N	B	R	R	Y	L	L	G	P	T	C	N	B	R	P	Y	L	G	P	T	O	V	C	A	B	R	P	Y	U	U	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)	Within this period we will be analysing consultations responses, completing site assessments and site selection, preparing infrastructure strategies, continuing

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

	September 2021 - January 2023	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.

2.4. Following the Regulation 18 Local Plan consultation, in the summer of 2024 an updated Local Development Scheme was adopted and published

2.5. The LDS published in September 2024 is summarised below in table 2.2.

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

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

2023												2024												2025													
JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC		

2026												2027											
JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC

Stage 1	Issues and Options October 2019 - August 2021	Within this period we will be gathering and analysing information and evidence, carrying out a call for sites, assessing sites, providing opportunities for local people, interested parties and statutory consultees to consider issues and options. This stage will involve two public consultations.
Stage 2	Draft Local Plan preparation and consultation (Regulation 18) September 2021 - January 2023	Within this period we will be analysing consultations responses, completing site assessments and site selection, preparing infrastructure strategies, continuing to gather and analyse information and evidence, and continuing to engage with local people, interested parties and statutory consultees to develop and draft policies for the new Local Plan. The council prepares the draft Local Plan which is subject to public consultation.
Stage 3	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.
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Stage 6 & 7	Inspector's Report Issued, followed by Adoption of the Local Plan February 2027 – March 2027	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.

- 2.6. Following the publication of a new NPPF in December 2024, the Local Plan timetable was revised. An updated LDS was published in June 2025 following the 2024/25 monitoring year. The LDS published in June 2025 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 evidence² 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 several Local Plan consultations, further information on these can be found [here](#). The consultations are as follows:

- **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.
- **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.
- **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.
- **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.
- **Focused Draft Canterbury District Local Plan 2024/24 to 2042/43 (Reg 18)**: Local Plan consultation on a focused draft Local Plan that focused on four key areas: new draft site allocation policies; changes to some existing strategic site allocations; Gypsy and Traveller draft policies and allocations and impacts of the December 2024 National Planning Policy Framework (NPPF) changes on Canterbury District. This was

² Further information is available on the council's website:
<https://haveyoursay.canterbury.gov.uk/hub-page/local-plan-evidence>

supported by evidence and strategies, which ran from 9 September 2025 until 21 October 2025.

- Call for Sites: We carried out three Calls for Sites - one in spring 2020, one over the summer of 2021, and one in autumn 2024. In addition, there were two bespoke Call for Sites: one for Natural Environment and Renewable Energy sites in winter 2022, and one for Gypsy and Traveller sites in spring 2024. We invited anyone, including community groups and landowners, to put forward sites they would like to see included in the new Local Plan.

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
 - Canterbury District Nutrient Neutrality Strategy
 - Transport Strategy
 - East Kent Design Code

Neighbourhood Development Plans

- 2.14. **Adisham Neighbourhood Plan** – Adisham Parish Council is progressing work on its neighbourhood plan. The neighbourhood plan area was confirmed by us in April 2025.
- 2.15. **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](#).
- 2.16. **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.
- 2.17. Chartham went out to a Regulation 14 Draft Neighbourhood Plan consultation from August to October 2025.
- 2.18. **Chestfield Neighbourhood Plan** – Chestfield Parish Council is progressing work on its neighbourhood plan. The neighbourhood plan area went to consultation in February 2025 and was confirmed by us on 23 April 2025.

- 2.19. Chestfield went out to a Regulation 14 Draft Neighbourhood Plan consultation from September to October 2025.
- 2.20. **Chislet Neighbourhood Plan** – Chislet Parish Council is progressing work on its neighbourhood plan. The neighbourhood plan area was confirmed by us in May 2025.
- 2.21. **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.
- 2.22. **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.
- 2.23. **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.
- 2.24. **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.
- 2.25. 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

- 2.26. Published in June 2021, the current South East Marine Plan documents can be found [here](#).
- 2.27. The South East Marine Plan was established to provide guidance for sustainable development and inform management decisions regarding the environment.
- 2.28. 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

- 2.29. In March 2025, Kent County Council adopted the Kent Minerals and Waste Local Plan 2024 to 2039 (KMWLP).

- 2.30. The KMWLP sets out the vision and strategy for waste management and mineral provision up until (and including) 2039. The plan also contains a number of development management policies. The plan is used for evaluating planning applications, in particular those relating to the supply of minerals and management of waste.
- 2.31. One of the key differences in the KMWLP adopted in March 2025, was the removal of brickearth from the minerals safeguarded areas.

Duty to cooperate

- 2.32. The council works closely with its neighbouring authorities and key stakeholders, including Kent County Council (KCC), the Environment Agency, Southern Water and Natural England.
- 2.33. 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
 - Kent County Council (KCC) and other infrastructure provider priorities for Community Infrastructure Levy (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
- 2.34. A full list of meetings attended by council officers with duty to cooperate partners between 1 April 2024 to 31 March 2025 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 2011/12 – 2016/17 (Apr-Mar).

Year	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Received	1,410	1,474	1,425	1,400	1,770	1,830
Granted	1,144	1,264	1,223	1,152	1,407	1,477
Refused	126	142	153	175	173	247
Considered by Planning Committee	84	89	73	99	108	104
Appeals determined ³	37	42	26	26	35	52
Percentage of appeals dismissed ⁴	70%	79%	73%	62%	66%	87%
Departures from the CDLP ⁵	4	4	17	1	14	24

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

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

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

Table 3.2: Planning applications and decisions per year 2017/18 – 2024/25 (Apr-Mar)

Year	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Received	1,823	1,477	1,527	1,535	1,626	2,613	1,017	1,106
Granted	1,303	1,304	1375	1,169	1,390	1,269	905	1,015
Refused	200	173	152	114	110	103	112	91
Considered by Planning Committee	94	103	143	72	57	58	122	28
Appeals determined ⁶	56	50	74	38	48	39	11	30
Percentage of appeals dismissed ⁷	80%	78%	75%	76%	86%	59%	67%	60%
Departures from the CDLP ⁸	2	6	3	8	5	13	5	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 3.3 identifies which CDLP policies have been cited the most frequently in the reasons for refusing planning applications this monitoring year.
- 3.5. Policy DBE3: Principles of Design has been the most used policy when refusing applications since the Local Plan was adopted.

⁶ 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.

⁷ 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.

⁸ Applications that have been monitored and deemed to be a deviation from the CDLP.

- 3.6. In the same time frame LB5: Site of International Conservation Importance has remained within the top five used policies.

Table 3.3: Most frequent policies cited in refusals

Rank	Policy Reference and Title	Percentage
1	Policy DBE3 Principles of Design	70%
2	Policy HE1 Historic Environment and Heritage Assets	38%
3	Policy HE6 Conservation Areas	30%
4	Policy LB5 Sites of International Conservation Importance	28%
5	Policy SP6 Strategic Access Management and Monitoring (SAMM) Mitigation Measures for the coastal Special Protection Areas and Ramsar sites	24%
6	Policy DBE6 Alterations and Extensions	23%
6	Policy SP1 Sustainable Development	22%
7	Policy HE4 Listed Buildings	19%
7	Policy HE8 Heritage Assets in Conservation Areas	15%
8	Policy SP4 Strategic approach to location of development	12%
8	Policy LB6 Sites of Special Scientific Interest	12%

- 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 3.4 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 3.4: Most frequent policies cited in refused appeals

Rank	Policy Reference and Title	Percentage
1	Policy DBE3 Principles of Design	78%
2	Policy SP1 Sustainable Development	44%
3	Policy SP4 Strategic approach to location of development	28%
3	Policy HE1 Historic Environment and Heritage Assets	28%
3	Policy HE6 Conservation Areas	28%
4	Policy SP6 Strategic Access Management and Monitoring (SAMM) Mitigation Measures for the coastal Special Protection Areas and Ramsar sites	22%
4	Policy DBE6 Alterations and Extensions	22%
5	Policy LB5 Sites of International Conservation Importance	17%
6	Policy EMP4 Protection of Employment Sites	11%
6	Policy EMP14 Other Rural Businesses	11%
6	Policy EMP1 Employment Land Allocations	11%
6	Policy HE4 Listed Buildings	11%
6	Policy HE8 Heritage Assets in Conservation Areas	11%
6	Policy LB1 Kent Downs Area of Outstanding Natural Beauty	11%
6	Policy LB2 Areas of High Landscape Value	11%

3.11. A total of 12 refused planning applications which went to appeal were granted (40%). One of these was a prior approval application and therefore did not specifically mention policies.

3.12. For the other 11, nine included Policy DBE3: Principles of Design, and three 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, six prior notification applications have completed construction, all of which were offices which were converted into dwellings. Across the six applications, the six office buildings delivered a total of 135 dwellings.

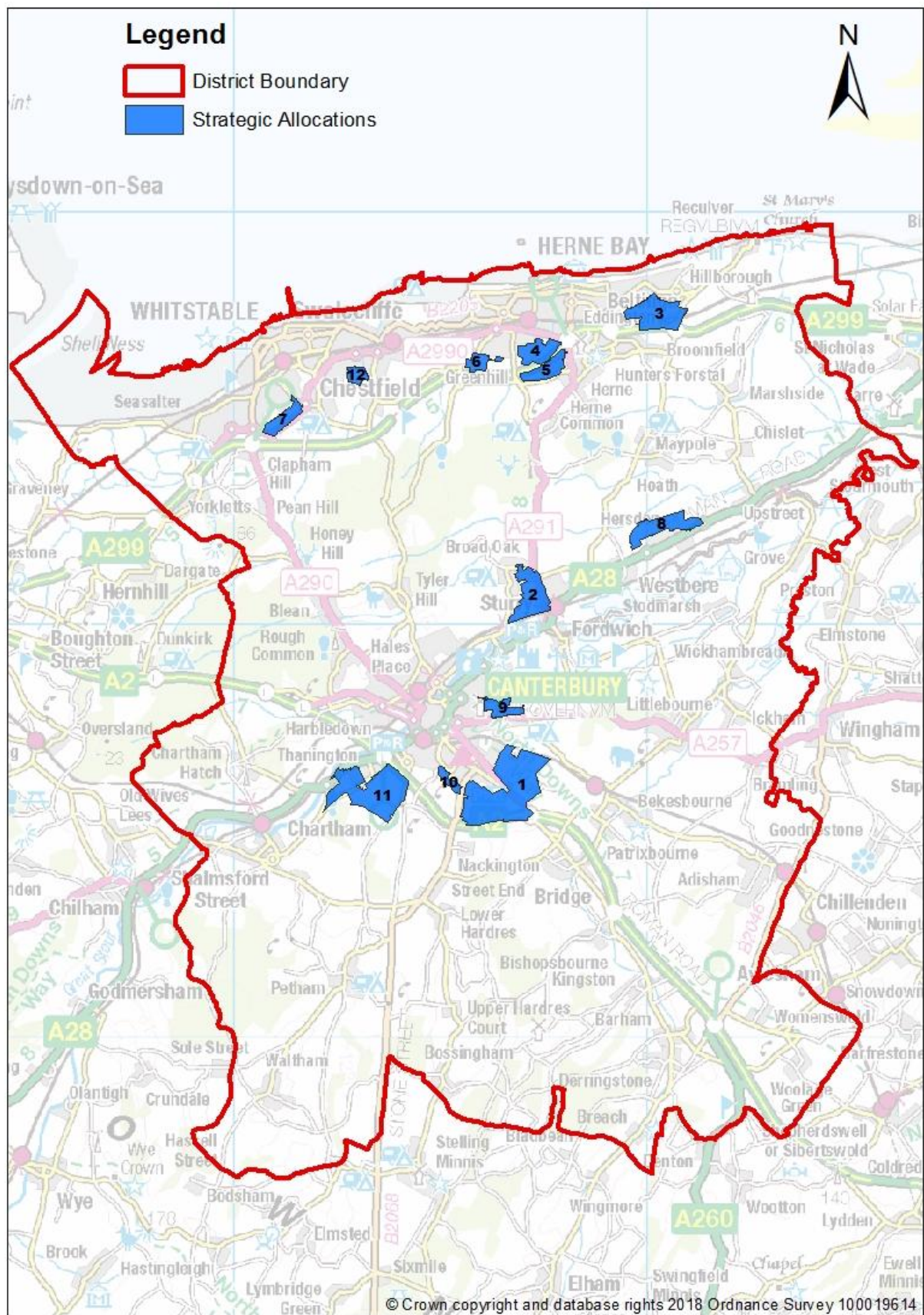
4. Housing and communities

Housing delivery

- 4.1. This year we have granted permission for a net gain of **288 new homes** and **198 bedspaces of older persons housing**.
- 4.2. A further 321 residential homes were granted reserved matters permission.
- 4.3. A net gain of 1,092 new homes, three older person housing bedspaces and 131 student bedspaces have been completed in the district.
- 4.4. There have been 9,574 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 757 new dwellings, 181 older person housing bedspaces and 881 student bedspaces were recorded as under construction.

Strategic sites

- 4.6. This year we have seen the completion of **687 new homes** on our strategic sites.
- 4.7. **73 older person housing bedspaces** have been granted reserved matters permission.
- 4.8. Figure 4.1 provides a brief overview of the progress of the strategic sites as of the end of March 2025. Further information, including recent updates, is available in the [Appendix F: Housing Land Supply Statement](#).



Map 4.1: Strategic Sites in the District



Figure 4.1: Brief update on the status of the strategic sites as of 31st March 2025⁹

⁹ Further updates on the sites, since March 2025, is available in [Appendix F: Housing Land Supply Statement](#)

Housing delivery rates

- 4.9. Our housing requirement is set out in Policy SP2 of the CDLP.
- 4.10. Now that the adopted Local Plan is more than five years old, the Local Housing Need figure derived from the Government's "standard methodology" should be used in line with national guidance/policy.
- 4.11. We can demonstrate a **housing land supply of 3.62 years**. Further information is set out within the council's [Appendix F: Housing Land Supply Statement](#).
- 4.12. 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 five-year land supply in yellow
 - projected completions for each monitoring year to the end date of the Local Plan (2030/31) in green

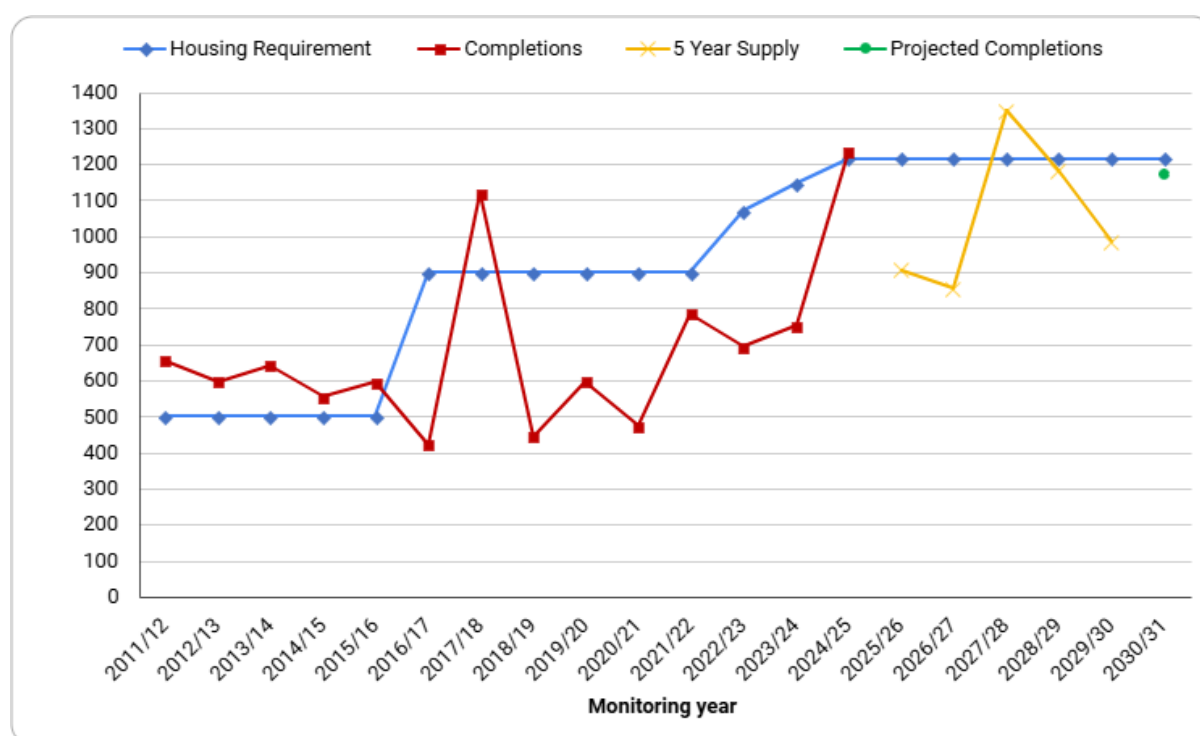


Figure 4.2: Housing land supply trajectory

Housing Delivery Test

- 4.13. The Housing Delivery Test (HDT) is an annual measurement of housing delivery and is a percentage measurement of the number of net homes delivered against the number of homes required over a rolling three-year period.
- 4.14. Our most recently government published HDT result is 67% for 2022/23. Further information can be found in the [Appendix F: Housing Land Supply Statement](#).

Affordable housing

- 4.15. Table 4.1 below shows the number of affordable homes completed and transferred to a registered provider.
- 4.16. This year was the highest number of affordable homes completed since the start of the adopted Local Plan. Within the 2024/25 monitoring year 531 dwellings were completed, of which 213 were affordable rent, 29 were social rent and 289 were affordable home ownership¹⁰. The delivery of these affordable homes was predominantly within sites allocated as part of the adopted Local Plan, however additional affordable homes were also delivered through fully affordable schemes such as Riverside and Montpelier Avenue.

Table 4.1: Affordable housing completions

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

¹⁰ Four of the affordable home ownership dwellings were First Homes.

2024/25	213	289	29	531
Total	657	769	424	1,850

- 4.17. CDLP Policy HD2 seeks provision of 30% affordable housing on qualifying sites. Between April 2015 and the end of March 2025, around 26% affordable housing has been granted planning permission across all eligible sites.
- 4.18. While no new affordable homes have granted permission this year, there are circa. 2,900 affordable homes currently anticipated to be built, including outside of Section 106 agreements. This includes 1,200 affordable homes secured as part of the strategic site South Canterbury (Mountfield) development.

Housing mix

- 4.19. It is important we deliver the right housing size and types to meet the needs of our communities, as set out in the [Housing, Homelessness and Rough Sleeping Strategy, 2018-23](#) (Housing Strategy) and the CDLP.
- 4.20. Table 4.2 sets out the housing mix for completed residential dwellings and those granted planning permission this monitoring year and compares them against the expected housing mix as set out in the Housing Strategy.

Table 4.2: Housing mix of market housing (percentages rounded)

		Market 1 bed	Market 2 bed	Market 3 bed	Market 4+ beds
Expected mix within the Housing Strategy		0 - 5%	26 - 31%	36 - 41%	23 - 28%
Granted planning permissions	Mix of units	89	90	63	67
	Percentage	29%	29%	20%	22%
Completed market dwellings	Mix of units	196	289	307	158
	Percentage	21%	30%	32%	17%

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

Table 4.3: Housing mix of affordable housing (percentages rounded)¹¹

		Affordable 1 bed	Affordable 2 bed	Affordable 3 bed	Affordable 4+ beds
Expected social rented affordable housing mix within the Housing Strategy		18%	42%	31%	9%
Granted planning permissions	Mix of units	0	0	0	0
	Percentage	0%	0%	0%	0%
Completed affordable dwellings	Mix of units	33	228	157	65
	Percentage	7%	47%	33%	13%

Housing in multiple occupation

- 4.22. CDLP Policy HD6: Housing in Multiple Occupation (HMO) states any application for a change of use or extension to a HMO in an area will not be permitted if the proportion of HMOs exceed 10% of the total number of dwellings in a 100m radius of the application property.
- 4.23. This monitoring year, there was one planning application for HMO development that was refused against Policy HD6 and no appeal decisions related to Policy HD6.

Gypsy and Travellers

- 4.24. The 2023/24 Gypsy and Traveller Accommodation Assessment (GTAA) set out a five-year supply requirement (2023/24 - 2027/28) of 34 pitches and a longer-term need (2023/24 - 2040/41) of 54 pitches.
- 4.25. During the 2024/25 monitoring year, there has been one Gypsy and Traveller site completed. There have been no Gypsy or Traveller pitches which have been granted permission during the monitoring year.
- 4.26. Following the 2024/25 monitoring year, an updated GTAA (2025) was published which can be viewed [here](#). This takes account of the site completed in 2024/25. the 2024/25 monitoring year, an updated GTAA (2025) was published which can be viewed [here](#). This takes account of the site completed in 2024/25.

¹¹ Based on the number of affordable housing counted in the 5 year housing land supply. Note this could be different to the number of units transferred to registered providers.

- 4.27. We are unable to demonstrate a five-year land supply of gypsy and traveller pitches.
- 4.28. A Gypsy and Traveller Approaches and Outcomes Report, was also published and can be viewed [here](#), detailing the way in which the Council are proposing to meet the need through the draft Local Plan.

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 2025, there were 16 entries on Part 1 of the register and 2 entries on Part 2 the register. One of the Part 1 entries was for group entry onto the register, the other Part 1 entries were for individual entries. 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 2024 to March 2025 the council has granted 28 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 2025 there were 26 sites still live on the Brownfield Land Register.

5. Employment and town centres

Commercial delivery

- 5.1. We have granted permission for a net 9,619 sqm of commercial floorspace this year. This is made up of a total gain of 21,163 sqm and a total loss of 11,544 sqm¹². The gain includes 4,478 sqm on the draft Local Plan Allocation Altira Business Park.
- 5.2. This year we have also seen a net total of 63,984 sqm of commercial floorspace delivered in the district. This is made up of a total gain of 70,031 sqm and a total loss of 6,047 sqm. The greatest net gain in floorspace was 52,493 sqm in type *Sui Generis*; 49,000 sqm of which was due to the change of use of *Land South of Gogway* from agricultural to commercial space as a secure dog-walking field.
- 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

¹² Please note these figures include permissions from full, lawful, outline or prior approval permissions, and are rounded to the nearest whole number.

- 5.7. We have granted permission for a net 913 sqm of employment floorspace this year. This is made up of a total gain of 5,466 sqm and a total loss of 4,554 sqm¹³.
- 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 2,599 sqm of employment floorspace delivered in the district. This consists of a total gain of 5,209 sqm and a total loss of 2,610 sqm.

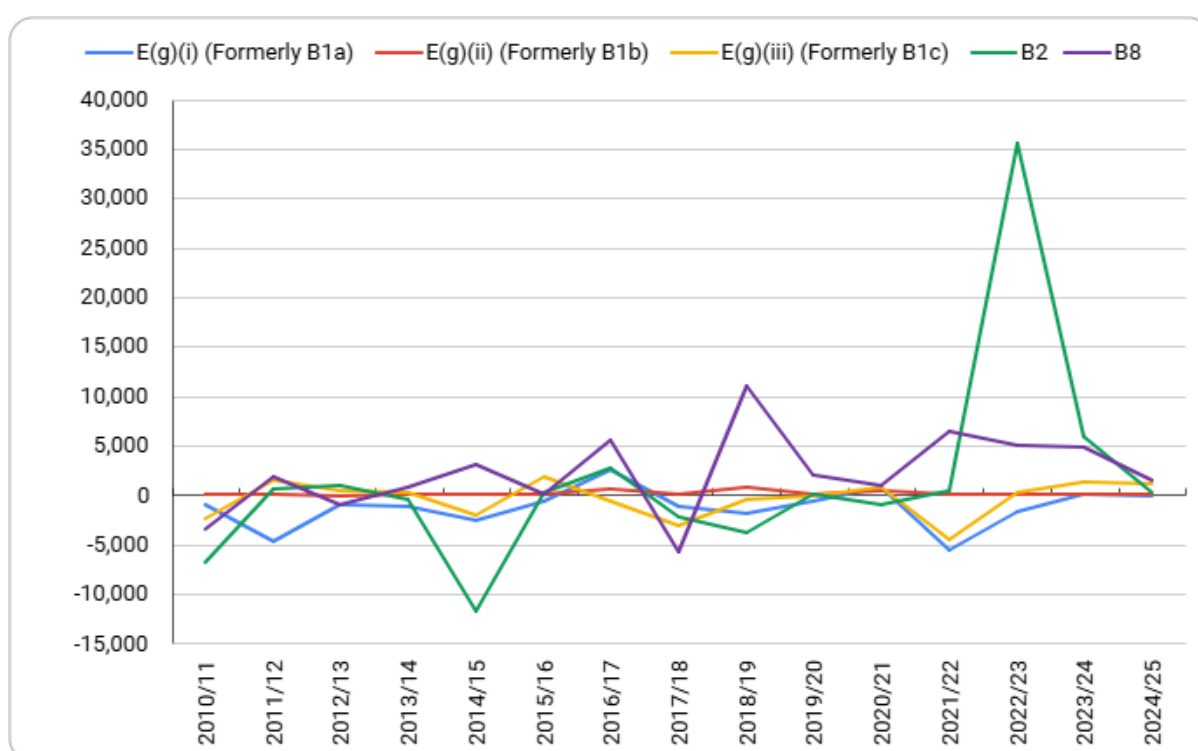


Figure 5.1: Net change in employment floorspace

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)

¹³ 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.

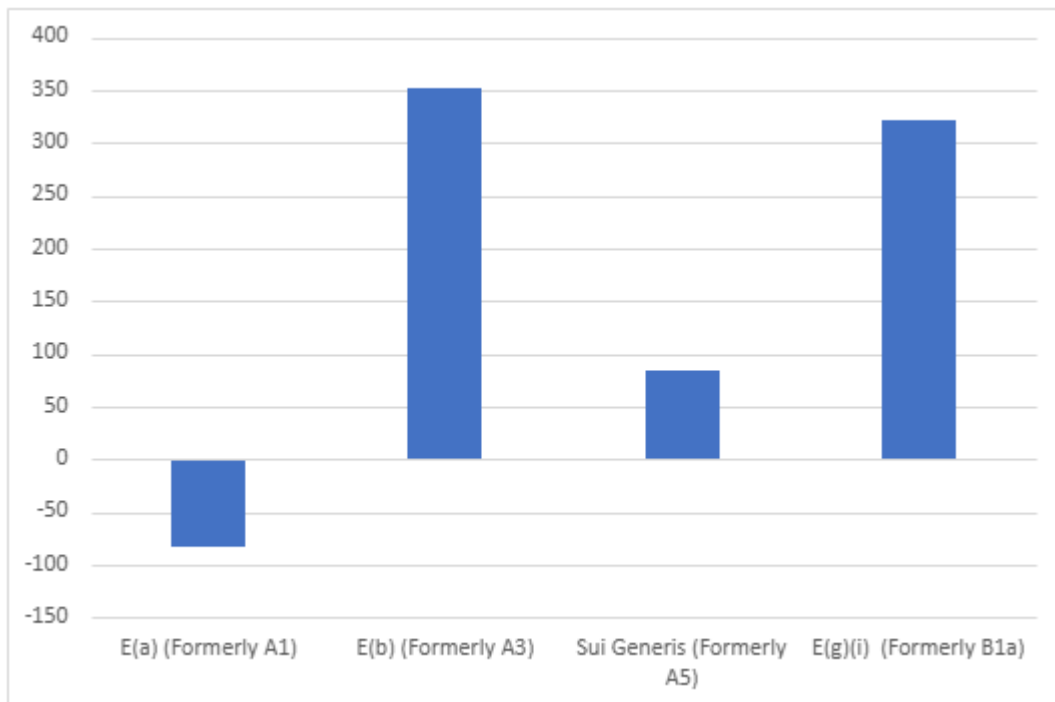


Figure 5.2: Net floorspace in Canterbury city centre

Whitstable town centre

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

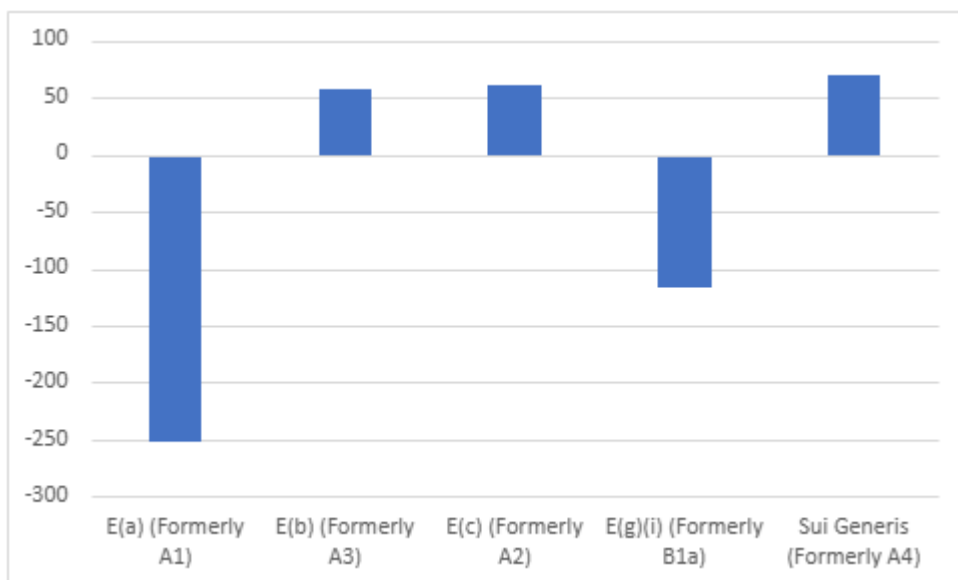


Figure 5.3: Net floorspace in Whitstable town centre

Herne Bay town centre

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

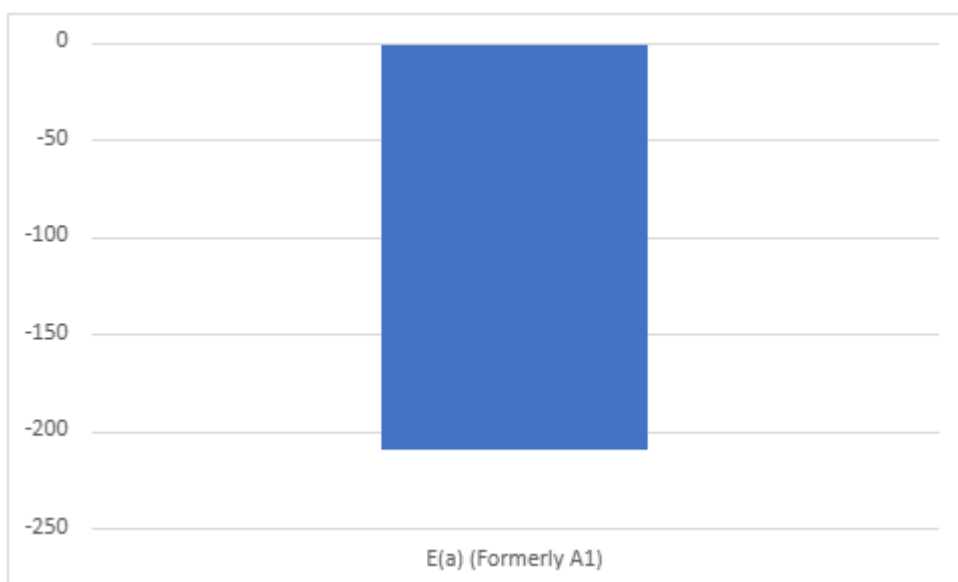


Figure 5.4: Net floorspace in Herne Bay town centre

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 were completed in 2024/25.
	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 here.</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. This covers all types and quality of agricultural land.
- 5.20. This year 6.65 hectares of agricultural land were lost to non-agricultural commercial uses. Of which, 0.75 ha were redeveloped as a farm shop and supporting facilities, and 5.9 ha were redeveloped as a commercial dog walking field.

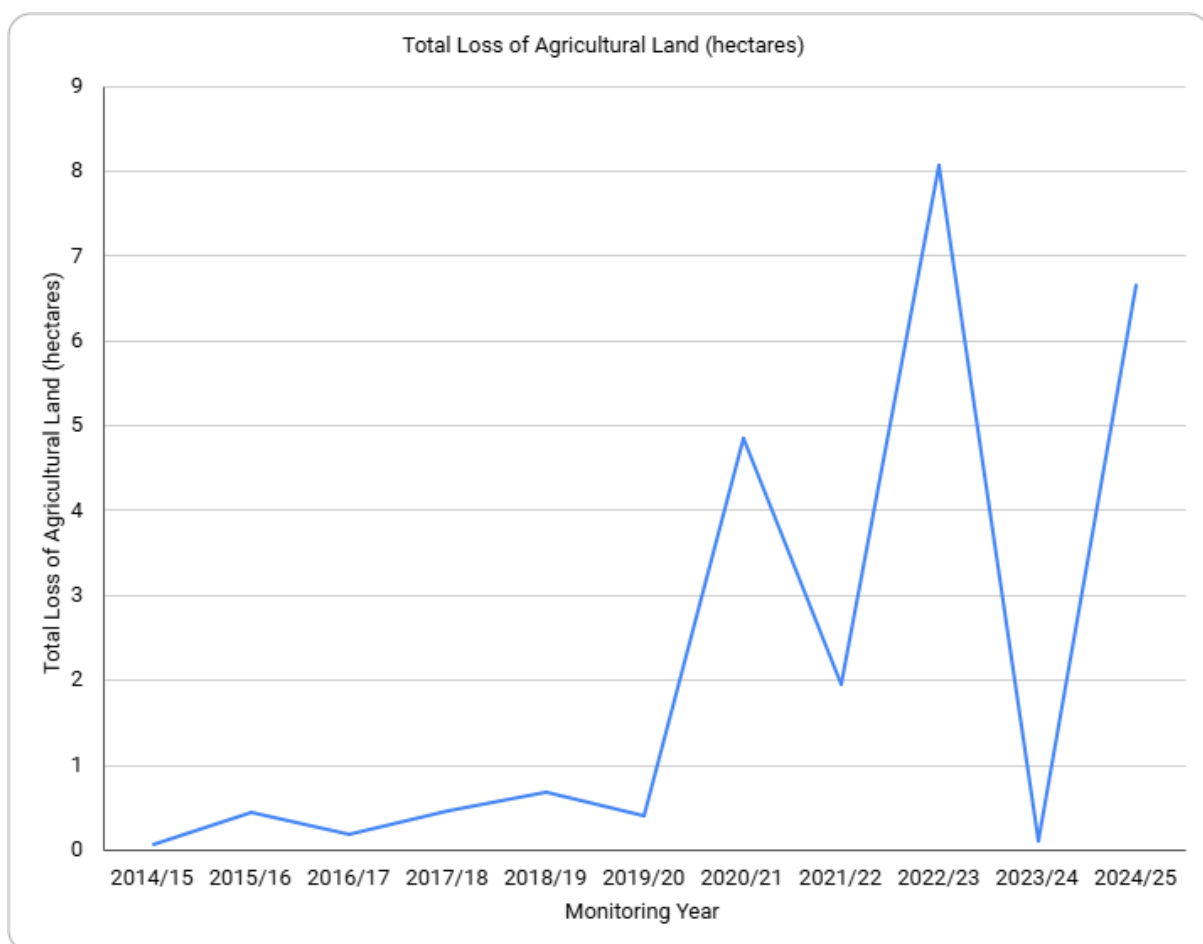


Figure 5.5: Agricultural land lost since 2013/14

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. There were 5,369,510 entries and exits from railway stations in the district in 2023-24. Usage across most stations in the district dipped in 2019/20 and 2020/21, due to the Covid-19 pandemic. 2021/22 usage started to rebound, post pandemic, and this increasing trend has continued.

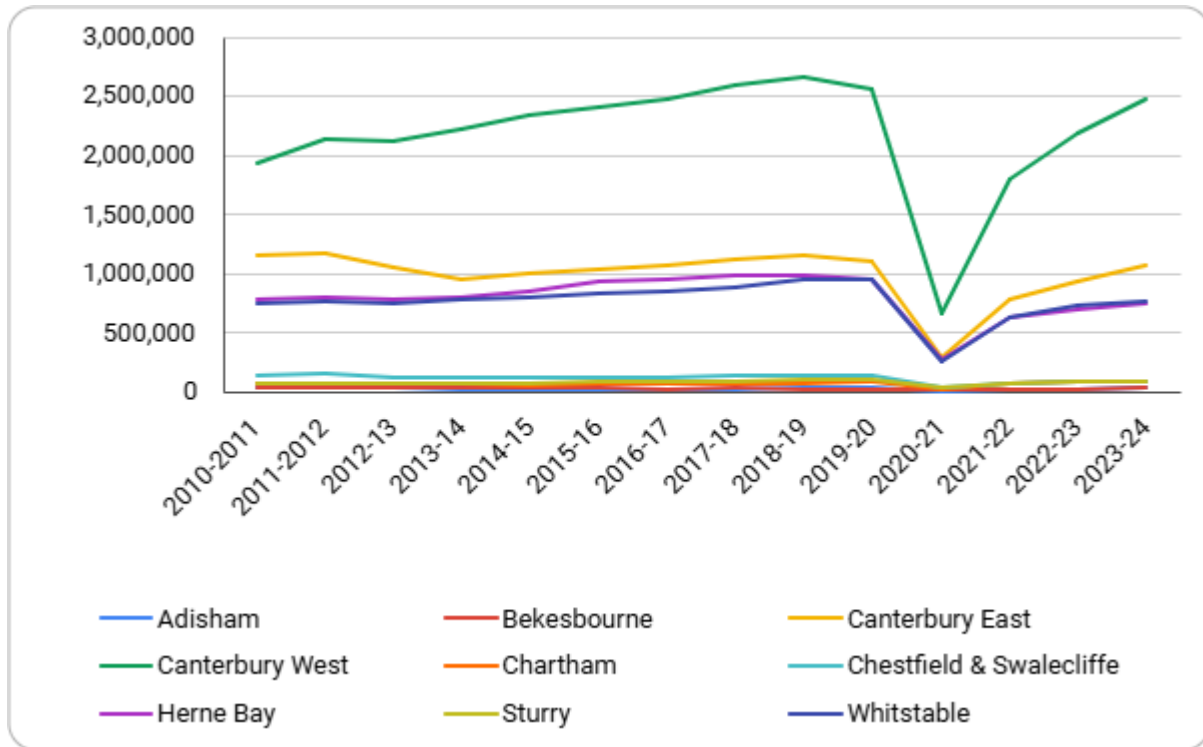


Figure 6.1: Passenger entries and exits per year for stations in the District.

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 2023/24 indicate approximately 12 million trips from Stagecoach services operating out of Herne Bay depot over a 12-month period. Park & Ride, the 400 and 600 series of services, Unibus and No.25 to Kent and Canterbury hospital show some of the highest patronage levels.

Park and Ride

- 6.9. Park and Ride has removed more than 14,584,000 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 43,946,000 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, and Park & Ride as a service is recovering well.

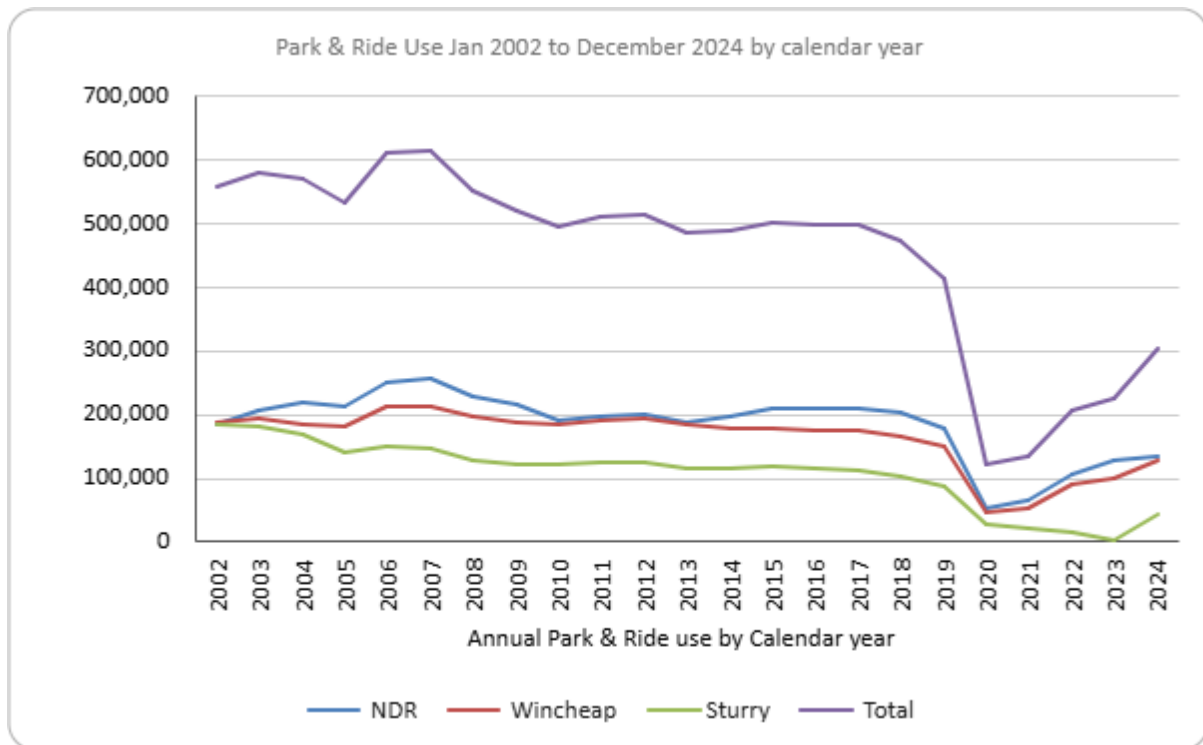


Figure 6.2: Number of daily vehicle use of Park and Ride from January 2002 to December 2024.

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.

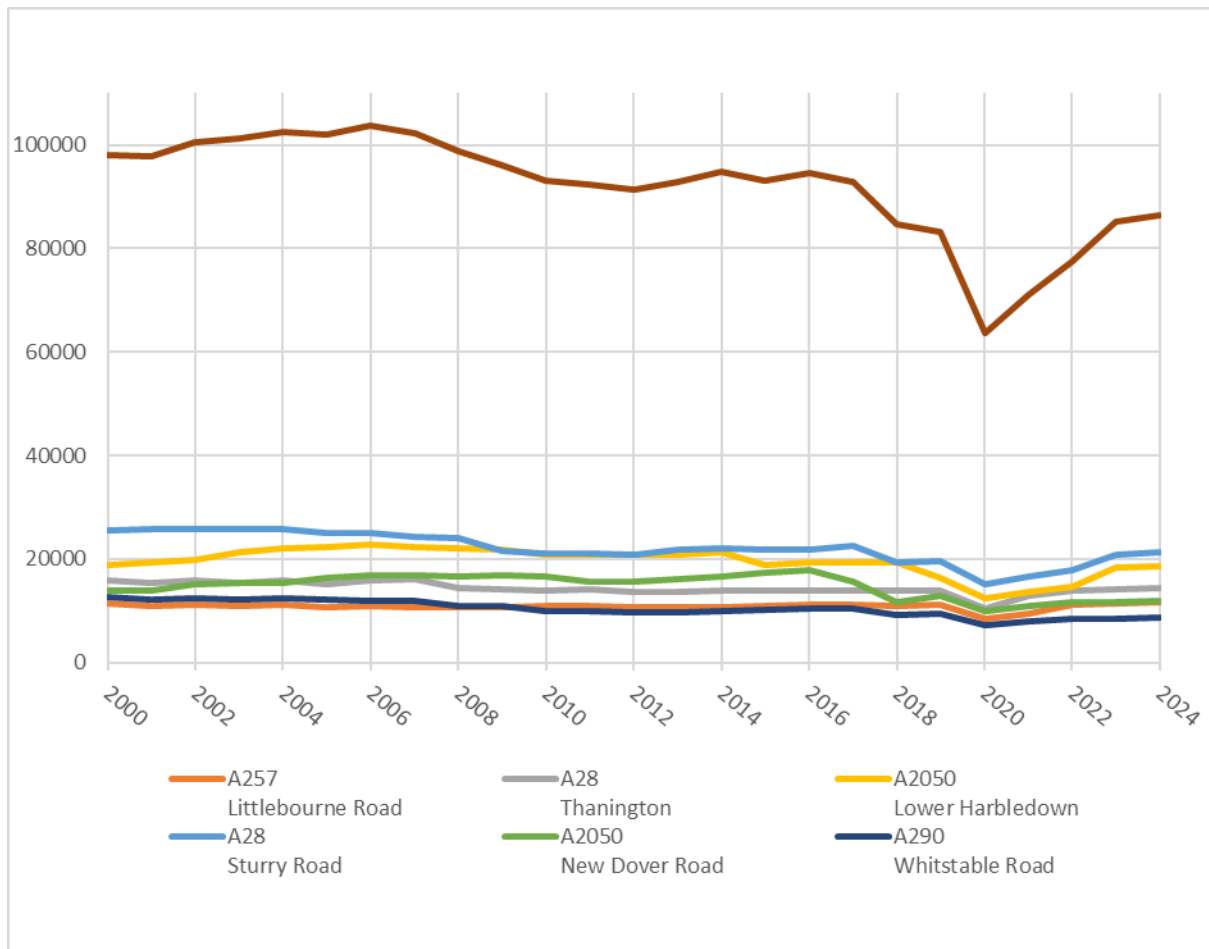


Figure 6.3: Annual Average Daily Traffic flow on A roads within the district.

Electric charging points

- 6.13. The total number of EV charge points installed by the council in the District is 45 dual chargers offering 90 connection points. No new chargers were installed in this monitoring period as the demand now is for on street residential charging which is being provided by KCC as highway authority.

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.

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 anticipated to be adopted in 2026.

- 7.11. 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

- 7.12. [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.
- 7.13. 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

- 7.14. 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).
- 7.15. 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.
- 7.16. 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.
- 7.17. 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.

- 7.18. The office relocation project is almost complete, with staff starting to use the new Canterbury City Council office space in September 2025 following the 2024/25 monitoring year. The new offices have tight sustainability targets to support our progress to net zero as an organisation by 2030.

Air quality

- 7.19. Road traffic emissions producing nitrogen dioxide along major roads are the main source of air quality issues.
- 7.20. 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.
- 7.21. The council continues to monitor levels of nitrogen dioxide using continuous analysers at Military Road in Canterbury, where ozone and particulates are also continuously monitored.
- 7.22. An update to the Air Quality Action Plan was drafted and went out to consultation in March 2024. This was approved by cabinet and adopted in February 2025. The updated AQAP includes measures designed to promote alternative use of active/public transport in an effort to reduce private car usage.
- 7.23. The Air Quality Action Plan (AQAP) 2024 – 2029 includes a number of measures carried forward from the 2018 – 2023 AQAP and new initiatives agreed upon by a steering group that aim to ensure consistent improvement to air quality in the district and compliance with national air quality objectives.
- 7.24. The Draft Transport Strategy which includes, public transport improvements and improvements to routes used for active travel such as walking and cycling and campaigns to promote behaviour change.
- 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. As of the latest Annual Status Report, air levels indicate a reduction in monitored pollutants to a level where it is considered the AQMAs have achieved their objective and can be planned for removal within the time period of the new Air Quality Action Plan (AQAP).
- 7.26. Canterbury City Council progressed a number of direct measures during the period of the last Air Quality Action Plan in pursuit of improving local air quality including:

- Working closely with Kent County Council to identify suitable locations for on-street EV chargers in residential areas.
- Working closely with Kent County Council on the design of a number of off-road cycle routes to be submitted to Active Travel England for construction funding.
- 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.
- Completion of Phase 1 cycle locker installation.
- A review of Park and Ride bus service to include consideration of air quality issues such as low emission buses, routes to train stations etc while reviewing new transport plans.

Sport strategies

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

Playing pitch need assessment and strategy

- 7.28. The Playing Pitch Needs Assessment and Strategy assessed the current and future needs for:
- football
 - cricket
 - rugby union
 - hockey
 - tennis
 - bowls
 - athletics
 - netball
 - golf
 - rounders
 - american football
 - lacrosse
 - coastal sports.
- 7.29. Finalised in October 2020, the Playing Pitch Strategy includes an action plan to help address the key issues identified in the assessment report. This is monitored in [Appendix D](#).
- 7.30. The headline changes in provision this year are:

- Kent Cricket have agreed funding for a non-turf cricket pitch at Victoria Recreation Ground, and a synthetic turf pitch at the Cherry Orchard Playing Field in Herne Bay.
- The Football Foundation have agreed funding for a new artificial turf football pitch at Herne Bay High School.
- A Pickleball Court was added to the Herne Bay Sports hub.

Indoor built sports facilities need assessment and strategy

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

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

7.32. Finalised in October 2020, the Indoor Built Sports Facilities Strategy includes an action plan to help address the key issues identified in the assessment report. This is monitored in [Appendix D](#).

7.33. The headline changes in provision this year are:

- The reopening of Kingsmead leisure centre in October 2024, following an extensive redevelopment.

Waste management

7.34. The Kent Resource Partnership (KRP) is a partnership between Kent County Council and the 12 district councils in Kent. District councils are responsible for waste collection, and Kent County Council handles waste disposal. KRP produces annual data related to waste management.

7.35. The council aims to recycle as much waste as possible. In 2023/24, the most recent year for which figures were produced by KRP, Canterbury produced a total of 50,056 tonnes of waste.

- 7.36. This figure consists of kerbside, bring banks and third-party organisations. It contributed 7.93% of Kent’s total waste figure in 2022/23.
- 7.37. Canterbury City Council and KRP are 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.

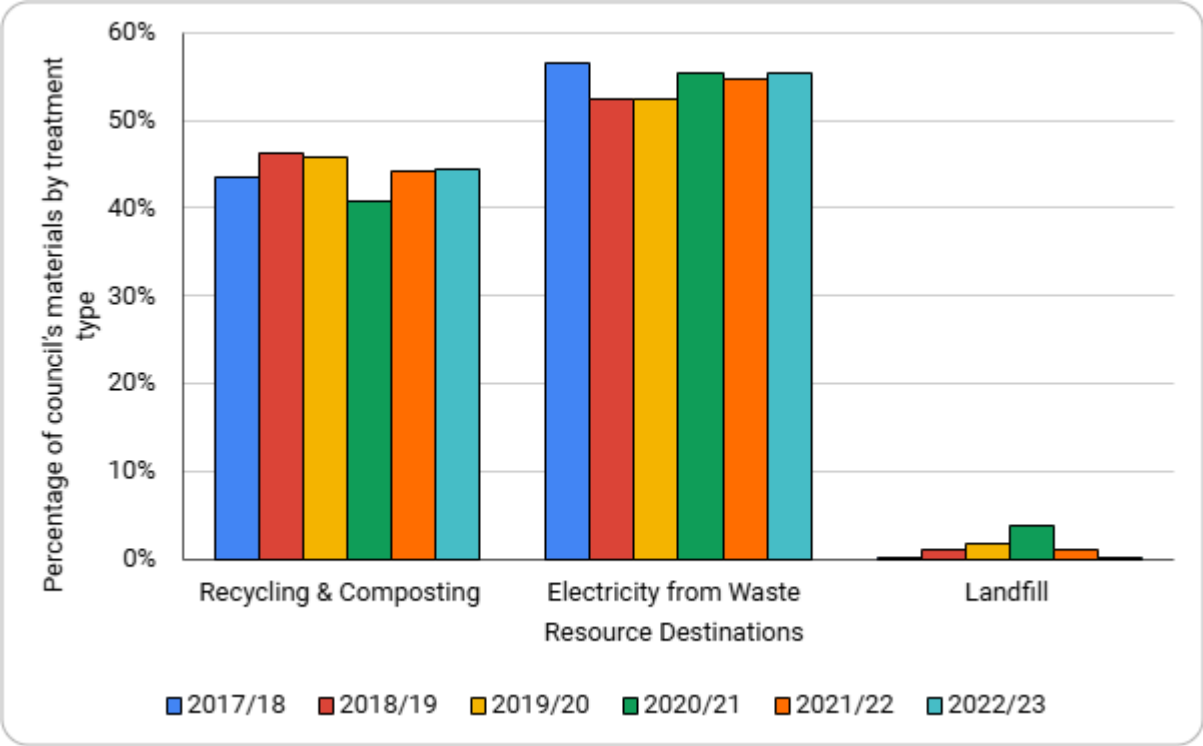


Figure 7.1: The percentage of the council's materials disposed of by different methods

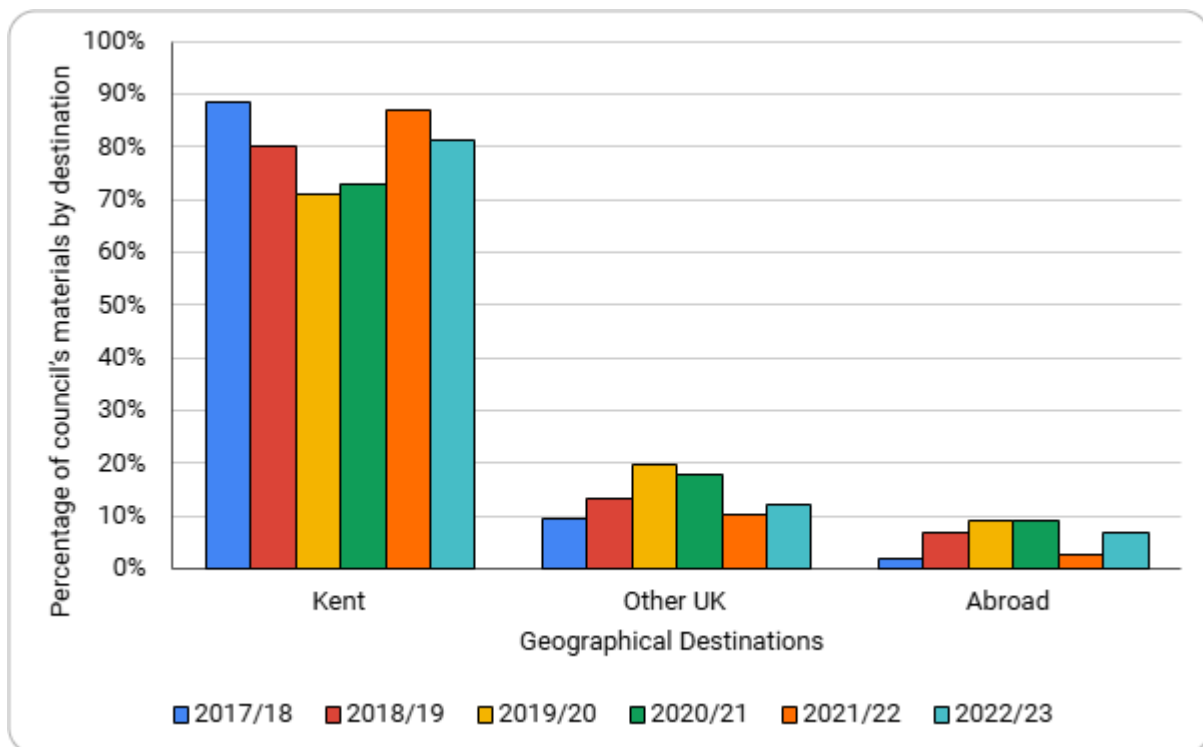


Figure 7.2: The percentage of the council's materials disposed of in different locations

8. Appendices

Appendix A: Duty to cooperate

Meetings attended by CCC officers with duty to cooperate partners between 1st April 2024 to 31st March 2025. Other meetings have occurred such as for site specific issues including pre-application meetings, and a variety of other methods of communication have been used to maintain our long established, effective working relationships, and to discharge our duty to cooperate.

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

Date	Purpose	Attendees	Outcome
10/4/2024	East Kent SAMMS Birdwise Board Meeting	TDC, Birdwise	Information sharing and updates
12/4/2024	Discussion and updates on Stodmarsh Nutrient Neutrality issues	Nutrient Neutrality Working Group	Information sharing and updates
16/4/2024	Discuss Kent wide EV charging	KCC Highways	Information sharing and updates relating to EV charging infrastructure
20/4/2024	Discuss implications of the local plan on local highway network	KCC Highways	Information sharing and updates relating to the draft Transport Strategy
24/4/2024	North Kent SAMMS Birdwise Board Meeting	GBC, MC, Birdwise, NE, RSPB, SBC	Information sharing and updates
25/4/2024	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 comments on draft Local Plan
26/4/2024	Discussion and updates on Stodmarsh Nutrient Neutrality issues	Nutrient Neutrality Working Group	Information sharing and updates
30/4/2024	Discuss implications of the local plan on local highway network	KCC Highways	Information sharing and updates relating to the draft Transport Strategy
9/5/2024	North Kent SAMMS Birdwise Board Meeting	EDC, GBC, KCC, KWT, MC, Birdwise, NE, RSPB	Information sharing and updates
10/5/2024	Discussion and updates on Stodmarsh Nutrient Neutrality issues	Nutrient Neutrality Working Group	Information sharing and updates

Date	Purpose	Attendees	Outcome
14/5/2024	Discuss implications of the local plan on local highway network	KCC Highways	Information sharing and updates relating to the draft Transport Strategy
24/5/2024	Discussion and updates on Stodmarsh Nutrient Neutrality issues	Nutrient Neutrality Working Group	Information sharing and updates
28/5/2024	Discuss implications of the local plan on local highway network	KCC Highways	Information sharing and updates relating to the draft Transport Strategy and committed highway schemes.
7/6/2024	Discussion and updates on Stodmarsh Nutrient Neutrality issues	Nutrient Neutrality Working Group	Information sharing and updates
11/6/2024	Discuss implications of the local plan on local highway network	KCC Highways, National Highways	Information sharing and updates
12/6/2024	Discuss the requirements to update the Infrastructure Delivery Plan (2019) and draft Infrastructure Delivery Plan (2024).	KCC Education	Information sharing and updates needed for the Infrastructure Delivery Plan.
21/6/2024	Discussion and updates on Stodmarsh Nutrient Neutrality issues	Nutrient Neutrality Working Group	Information sharing and updates
25/6/2024	Discuss implications of the local plan on local highway network and KCC Highways comments on Regulation 18 draft Local Plan	KCC Highways	Information sharing and updates on draft Local Plan policies
5/7/2024	Discussion and updates on Stodmarsh Nutrient Neutrality issues	Nutrient Neutrality Working Group	Information sharing and updates
9/7/2024	Discuss emerging Thanington Neighbourhood Plan	Thanington Parish Council	Information sharing and updates
10/7/2024	Discuss emerging Chartham Neighbourhood Plan	Chartham Parish Council	Information sharing and updates
11/7/2024	North Kent SAMMS Meeting	DBC, EDC, GBC, Birdwise, NE, RSPB, SBC	Information sharing and updates

Date	Purpose	Attendees	Outcome
15/7/2024	Discuss Network Rail comments on Regulation 18 draft Local Plan	Network Rail	Information sharing and updates
15/7/2024	Discuss health infrastructure in the district and NHS comments on Regulation 18 Local Plan.	NHS Canterbury District Estates Liaison Group	Information sharing and updates relating to NHS estates pipeline and NHS comments on Regulation 18 Local Plan.
19/7/2024	Discussion and updates on Stodmarsh Nutrient Neutrality issues	Nutrient Neutrality Working Group	Information sharing and updates
23/7/2024	Discuss implications of the local plan on local highway network	KCC Highways	Information sharing and updates relating to draft strategic sites
24/7/2024	Duty to Cooperate	Dover District Council	Information sharing and discuss updates to SoCG
25/7/2024	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 comments on Reg 18 draft Local Plan and HRA
1/8/2024	Transport Campaign workshop	BID + local businesses	Information sharing and updates
2/8/2024	Discussion and updates on Stodmarsh Nutrient Neutrality issues	Nutrient Neutrality Working Group	Information sharing and updates
5/8/2024	Discuss KCC Education comments on the Regulation 18 Local Plan.	KCC Education	Information sharing and discussion about KCC Education's comments on the Regulation 18 draft Local Plan.
6/8/2024	Duty to Cooperate	Swale Borough Council	Information sharing and discuss updates to SoCG
7/8/2024	Duty to Cooperate	Thanet District Council	Information sharing and discuss updates to SoCG
14/8/2024	Duty to Cooperate	Ashford Borough Council	Information sharing and discuss updates to SoCG
14/8/2024	Discuss Local Plan educational need and update on live planning applications.	KCC Education	Information sharing and updates on Local Plan timeframes and update on live planning applications.

Date	Purpose	Attendees	Outcome
16/8/2024	Discussion and updates on Stodmarsh Nutrient Neutrality issues	Nutrient Neutrality Working Group	Information sharing and updates
20/8/2024	Discuss implications of the local plan on local highway network	KCC Highways	Information sharing and updates relating to draft strategic sites
27/8/2024	Enhanced partnership schemes monitoring group East Kent	KCC Public Transport + Swale, Dover, Folkestone, Thanet, Ashford + Stagecoach bus	Information sharing and updates
28/8/2024	Duty to Cooperate	Folkestone and Hythe District Council	Information sharing and discuss updates to SoCG
29/8/2024	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 comments on Reg 18 draft Local Plan, HRA and Nutrient Neutrality
30/8/2024	Discussion and updates on Stodmarsh Nutrient Neutrality issues	Nutrient Neutrality Working Group	Information sharing and updates
11/9/2024	Discuss the implications of proposed Local Plan growth and the associated requirements for education infrastructure.	KCC Education	Information sharing and updates on Local Plan status and updates needed for the Infrastructure Delivery Plan.
16/9/2024	Discuss health infrastructure in the district and implications for Local Plan.	NHS Canterbury District Estates Liaison Group	Information sharing and updates relating to NHS estates pipeline and updates on Local Plan timeframes.
24/9/2024	Local Bus Focus Group	KCC Public Transport + Stagecoach	Information sharing and updates
30/9/2024	Updates on health infrastructure planning and development in East Kent.	NHS East Kent Estates Strategy Group	Information sharing and updates
8/10/2024	Discuss the proposed mapping for the draft LNRS	KCC LNRS team	Proposed amendments and improvements to the mapping for the LNRS team to consider

Date	Purpose	Attendees	Outcome
15/10/2024	Discuss implications of the local plan on local highway network	KCC Highways	Information sharing and updates relating to draft strategic sites
29/10/2024	Discuss implications of the local plan on local highway network	KCC Highways	Information sharing and updates relating to draft strategic sites and Transport Strategy
30/10/2024	Discussion and updates on Stodmarsh Nutrient Neutrality issues	Nutrient Neutrality Working Group	Information sharing and updates
31/10/2024	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 comments on Reg 18 draft Local Plan, HRA and Nutrient Neutrality
13/11/2024	Discussion and updates on Stodmarsh Nutrient Neutrality issues	Nutrient Neutrality Working Group	Information sharing and updates
21/11/2024	Discuss health infrastructure in the district and implications for Local Plan.	NHS Canterbury District Estates Liaison Group	Information sharing and updates relating to healthcare S106 schemes.
22/11/2024	Playing Pitch Strategy Stage E review	Sports England, KCC sports, Kent FA, Kent Cricket	Update on implementation of PPS and initial discussions on next steps
25/11/2024	Updates on health infrastructure planning and development in East Kent.	NHS East Kent Estates Strategy Group	Information sharing and updates
26/11/2024	Discuss implications of the local plan on local highway network	KCC Highways	Information sharing and updates relating to draft strategic sites and Transport Strategy
27/11/2024	Discussion and updates on Stodmarsh Nutrient Neutrality issues	Nutrient Neutrality Working Group	Information sharing and updates
29/11/2024	Kent wide Local Plan and policy matters	Kent Planning Policy Forum	Information sharing and updates
3/12/2024	Discuss lorry parking facilities in the district	KCC Highways	Information sharing and updates
4/12/2024	Discuss the draft Local Nature Recovery Strategy	KCC LNRS team	Information sharing and early CCC thoughts on draft LNRS

Date	Purpose	Attendees	Outcome
10/12/2024	Discuss implications of the local plan on local highway network	KCC Highways	Information sharing and updates relating to draft strategic sites and committed highway schemes
11/12/2024	Discussion and updates on Stodmarsh Nutrient Neutrality issues	Nutrient Neutrality Working Group	Information sharing and updates
7/1/2025	Discuss implications of the local plan on local highway network and Call for Sites submissions.	KCC Highways	Information sharing and updates relating to Call for Sites submissions and strategic sites.
8/1/2025	Discussion and updates on Stodmarsh Nutrient Neutrality issues	Nutrient Neutrality Working Group	Information sharing and updates
16/1/2025	Discuss health infrastructure in the district and implications for Local Plan.	NHS Canterbury District Estates Liaison Group	Information sharing and updates relating to NHS estates pipeline and presentation on SIDM infrastructure planning tool.
21/1/2025	East Kent CIP	East Kent Health and Care Partnership	Information sharing and updates
22/1/2025	Discussion and updates on Stodmarsh Nutrient Neutrality issues	Nutrient Neutrality Working Group	Information sharing and updates
24/1/2025	Kent wide Local Plan and policy matters	Kent Planning Policy Forum	Information sharing and updates
29/1/2025	North Kent SAMMS Meeting	EDC, GBC, KCC, KWT, Birdwise, RSPB, SWB	Information sharing and updates
30/1/2025	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 comments on Reg 18 draft Local Plan and Nutrient Neutrality
5/2/2025	Discussion and updates on Stodmarsh Nutrient Neutrality issues	Nutrient Neutrality Working Group	Information sharing and updates
18/2/2025	Discuss implications of the local plan on local highway network and Call for Sites submissions.	KCC Highways	Information sharing and updates relating to Call for Sites submissions and strategic sites.

Date	Purpose	Attendees	Outcome
19/2/2025	Discussion and updates on Stodmarsh Nutrient Neutrality issues	Nutrient Neutrality Working Group	Information sharing and updates
24/2/2025	Bird Wise SAMMs Steering Group	TDC, Birdwise	Information sharing and updates
4/3/2025	Discuss implications of the local plan on local highway network	KCC Highways	Information sharing and updates
5/3/2025	Discussion and updates on Stodmarsh Nutrient Neutrality issues	Nutrient Neutrality Working Group	Information sharing and updates
18/3/2025	Discuss implications of the local plan on local highway network and Call for Sites submissions.	KCC Highways	Information sharing and updates relating to Call for Sites submissions and strategic sites.
19/3/2025	Local Bus Focus Group	KCC Public Transport + Stagecoach	Information sharing and updates relating to CCC transport strategy with focus on bus infrastructure
20/3/2025	North Kent SAMMS Birdwise Board Meeting	EDC, GBC, KWT, KDG, MC, Birdwise, NE, RSPB, SBC	Information sharing and update
20/3/2025	Discuss health infrastructure in the district and implications for Local Plan.	NHS Canterbury District Estates Liaison Group	Information sharing and updates relating to NHS estates pipeline and healthcare requirements for draft Local Plan.
20/3/2025	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 comments on Reg 18 draft Local Plan and Nutrient Neutrality
25/3/2025	Discuss the implications of proposed Local Plan growth and the associated requirements for education infrastructure.	KCC Education	Information sharing and updates on Local Plan status and updates needed for the Infrastructure Delivery Plan
27/3/2025	East Kent Design Code Project Steering Group Meeting	East Kent Design Code Steering Group (East Kent LPAs)	Information sharing and project updates
28/3/2025	Kent wide Local Plan and policy matters	Kent Planning Policy Forum	Information sharing and updates

Appendix B: Employment floorspace

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

Year	E(g) (i) (Formerly B1a)	E(g) (ii) (Formerly B1b)	E(g) (iii) (Formerly B1c)	B2	B8
2009/10	4,992	0	2,882	1,488	3,807
2010/11	2,278	0	844	2,083	705
2011/12	418	0	2,459	657	2,123
2012/13	272	0	1,147	1,212	259
2013/14	1,463	0	657	0	1,158
2014/15	719	0	524	270	4,536
2015/16	317	0	2,627	286	414
2016/17	4,131	676	246	3,369	6,178
2017/18	1,304	0	432	588	2,372
2018/19	804	701	1,804	0	13,786
2019/20	220.1	0	0	66	2,737
2020/21	1015.6	386	774	0	925
2021/22	859.2	0	1,512	470	7,237
2022/23	225	0	2,964	35,477	6,420
2023/24	226	0	1,249	6,461	5,146
2024/25	1,313	0	1,411	581	1,853

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

Year	E(g) (i) (Formerly B1a)	E(g) (ii) (Formerly B1b)	E(g) (iii) (Formerly B1c)	B2	B8
2009/10	2,192	0	1,237	1,488	3,807
2010/11	-1,054	0	-2,457	-6,853	-3,527
2011/12	-4,668	0	1,390	582	1,793
2012/13	-954	-200	451	879	-1,043
2013/14	-1,227	0	219	-437	735
2014/15	-2,640	0	-2,124	-11,810	2,991
2015/16	-573	0	1,809	214	128
2016/17	2,494	676	-621	2,709	5,458
2017/18	-1,112	0	-3,068	-2,205	-5,815
2018/19	-1,830	701	-471	-3,728	10,972
2019/20	-603	0	-83	66	1,943
2020/21	822	386	774	-944	925
2021/22	-5,609	0	-4,467	470	6,447
2022/23	-1,660	0	299	35,477 ¹⁴	4,951 ¹⁵
2023/24	84	0	1,249	5,869	4,777
2024/25	-189	0	1,119	281	1,388

¹⁴ Corrected from 2022/23 due to double counting error of the loss of floorspace from an application.

¹⁵ 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	1,015.6	4,376.3	2,009
	Net	-1,060.7	-100	875.7	-245.4	0	822.1	3,036.3	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	3,153	249	3,303	76	79	225	42	2,339
	Net	1,288	-78	3,113	-326	79	-1,660	-230	1,385

2023/24	Gains	117	222	290	0	5	226	1212	0
	Net	-1434	222	-476	0	5	84	1212	-769
2024/25	Gains	1,524	218	2,576	-185	0	1,364	64	1,306
	Net	-575	218	2,489	-185	0	-189	64	1,306

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
2024/25	Gains	0	0	352	0	85	322	0	0
	Net	-83	0	352	0	85	322	0	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	0	222	0	0	5	0	0	0
	Net	0	222	-400	0	5	-142	0	0
2024/ 25	Gains	0	0	0	0	0	0	0	0
	Net	-210	0	0	0	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	226	0	0	0	0	0
	Net	-915	0	226	0	0	0	0	0
2024/ 25	Gains	0	60	57	69	0	0	0	0
	Net	-251	60	57	69	0	-166	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	2024/25 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.	No update
4	Barton Court Grammar School	Football	Improve quality and explore opportunities to establish community use.	Ongoing discussions with Canterbury Christ Church University for shared use of facilities.
		Rugby union	Retain for curricular use and improve quality as required.	No update
		Tennis	Retain for curricular use.	No update

		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.	East Kent Rounders League stopped running in 2023
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.	The school expressed an interest in the future expansion of their football facilities.
		Rugby union	Retain for curricular use.	No update
		Tennis	Retain for curricular use.	Considering opportunities to turn the tennis courts to Padel
		Netball	Retain for curricular use.	No update
		Athletics	Ensure the appropriate permit and licence is maintained to allow continued use of the track to host competitions.	Club are currently fundraising and engaging with the school about replacing
59	Canterbury Academy Trust Campus (Primary School)	Tennis	Improve quality in order to maximise pay and play opportunities.	No update
77	Canterbury Bowling Club	Bowls	Sustain quality and address any issues as appropriate.	No update
-	Canterbury Golf Club	Golf	Protect and maintain provision.	Works to refresh the outlying areas are ongoing.
11	Chaucer Technology	Football	Encourage provider to establish secured community use for local teams.	No update

	School (Closed)		Explore the opportunity to meet existing demands in the area for youth pitches to be marked.	
26	Kings School (Birley's Playing Fields)	Football	Sustain pitches quality through current maintenance regime. Work with the school to secure community use.	No update
		Cricket	Further explore opportunities to establish secure community use if demand is identified in the future.	No update
		Rugby union	Sustain quality and retain for school use.	No update
		Hockey	Retain to deliver and accommodate school hockey and utilise for adhoc/overspill community hockey as required.	No update
		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.	No update
		Netball	Sustain quality and work with the school to secure community use.	No update
27	Kings School Sports Centre (Blores, formerly Kings School Recreation Centre)	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	No update
		Tennis	Sustain quality and further explore opportunities to establish secure community use if local demand exists.	The application for 3 padel tennis courts is currently pending decision.
		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.	No update

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.	A revised application for a synthetic turf pitch was submitted in March 2025.
		Tennis	Retain for curricular use and improve quality as required.	No update
42	St Anselms RC School	Football	Retain for curricular use and improve quality as required.	No update
		Rugby union	Improve quality as required. No demand for community use.	No update
		Tennis	Retain for curricular use and improve quality Completed as required.	No update
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.	No update
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	No update
62	The Orchard School	Football	Retain for curricular use	No update
67	Victoria Recreation Ground	Football	Improve pitch quality and maximise use. Explore recommendation of pitch rotation to prevent further damage to goalmouths.	An adult pitch was moved at the start of the season, following the recommendation for pitch rotation.

		Tennis	Improve court quality and consider resurfacing to encourage greater recreational usage.	The school Canterbury Academy are exploring a change from Tennis to Padel.
		Beach court	Sustain court to meet demand.	No update
		Cricket	Explore the feasibility of future utilisation to alleviate overplay.	Kent Cricket have agreed funding for a non-turf pitch. The school Canterbury Academy have also expressed an interest in use of the site.
82	St John's CofE Primary School Canterbury	Hockey	Retain for curricular use.	No update
85	St Stephen's Junior School	Football	Retain and improve for curricular use as required.	No update
88	St Nicholas School	Hockey	Retain for curricular use.	No update
-	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.	The site is expected to be ready for cricket in 2027.
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.	Site 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.	No update
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.	Funding for an artificial turf pitch has been agreed with the Football Foundation. It is expected to be complete in 2026.
		Cricket	Retain for curricular use and improve quality as required.	No update
		Rugby union	Retain for curricular use and improve quality as required.	No update
		Hockey	If an opportunity arises to explore resurfacing of Herne Bay High School, there remains a continued need to ensure that the school has access to hockey provision for curricular and extra-curricular use. Any discussion/feasibility work should be carried out in partnership with England Hockey and all relevant partners.	No update
		Football (3G) Tennis Netball	Sustain pitch quality by upholding the current maintenance regime. Ensure sinking fund is in-place for refurbishment when required.	No update
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.	No update

18	Herne Bay Junior School	Football	Retain for curricular use.	No update
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.	No update
		Football (3G)	Sustain pitch quality by upholding the current maintenance regime. Ensure sinking fund is in-place for refurbishment when required.	No update
		Tennis	Sustain courts quality through current maintenance regime.	A Pickleball Court was added in 2024.
		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.	No update
20	Herne CE Junior School	Football	Work with the school to secure community use.	No update
36	Reculver C of E Primary School	Football	Retain and improve for curricular use as required.	No update
		Netball	Retain and improve for curricular use as required.	No update
56	The Altira Park Stadium	Football	Sustain pitch quality by upholding the current maintenance regime.	No update
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.	Kent Cricket have agreed to fund a new synthetic turf pitch, which is expected to complete in 2026.

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.	8 courts were resurfaced in 2025.
		Bowls	Sustain quality and address any issues as appropriate.	No update
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.	The pavilion project has been delayed and is subsequently expected to complete in 2026.
		Bowls	Sustain quality and maximise use.	There is an interest in extending the clubhouse.
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.	No update
		Hockey	Retain for curricular use.	No update
		Tennis	Retain for curricular use. Explore opportunities to establish secured community use if demand exists.	No update
25	Kent College (Canterbury) (Whitstable Road Site)	Cricket	Retain for college use. Explore opportunities to establish secured community use if demand exists.	No update
		Hockey	Protect as a hockey surface and address drainage/quality issues identified. Ensure sinking fund is in-place for refurbishment when required.	No update

		Tennis	Retain for college use.	Completed 2022/23. No further update
		Rugby union	Retain for college use.	No update
31	Moat Lane Playing Fields	Football	Improve pitches quality through maintenance and drainage improvements.	No update
		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.	The site was used by Canterbury Rugby Club in 2025.
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.	A new lease has been proposed for both cricket and football on the site.
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.	No update
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.	No update

-	Tankerton FC	Football	Support the Club in development of the site and ensure pitches/facilities are provided in line with FA specifications.	The new access road has been delayed.
41	Spires Academy	Football	Given identified overplay, there is a need to improve pitch quality. Work with the school to secure community use.	No update
		Rugby union	Retain for school use and improve pitch quality as required.	No update
		Tennis	Retain for school use and improve pitch quality as required.	No update
44	St Edmunds School	Football	Given identified overplay, there is a need to improve pitches quality.	No update
		Cricket	Sustain quality by upholding the current maintenance regime. Consider aspiration for an additional cricket square to help meet future demand.	New cricket nets have been added in 2025.
		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.	No update
		Tennis	Sustain courts quality through current maintenance regime.	No update
		Netball	Sustain courts quality through current maintenance regime.	No update
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.	No update
50	Sturry C of E Primary School	Football	Improve pitch quality and work with the school to secure community use.	No update
51	Sturry FC	Football	Work to improve pitch quality in order to maximise use to address shortfalls identified.	No update

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.	No update
		Cricket	Sustain quality by upholding the current maintenance regime.	No update
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.	No update
		Rugby union	Sustain pitch quality through current maintenance regime.	No update
		Hockey	Protect as a hockey surface and address drainage/quality issues identified. Ensure a sinking fund is in-place for refurbishment when required. Work to secure community use.	No update
		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.	No update
South Rural Action Plan				
1	Barham C of E Primary School	Football	Retain and improve for curricular use as required.	No update

3	Barham Youth FC (The Bear Trap)	Football	Retain existing usage to help sustain pitch quality through current maintenance regime.	No update
5	Bekesbourne Recreation Ground	Football	Retain existing usage to help sustain pitch quality through current maintenance regime.	No update
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.	No update
10	Chartham Sports Club	Football	Sustain pitch quality through current maintenance regime.	No update
		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.	No update
74	Barham Tennis Club	Tennis	Sustain courts quality by upholding the current maintenance regime.	No update
75	Broome Park Golf Club	Tennis	Consider the feasibility of resurfacing the court to encourage recreational usage.	No update
		Golf	Sustain quality by upholding the current maintenance regime.	No update
71	Kenfield Cricket Ground	Cricket	Improve square quality to help alleviate overplay.	No update
28	Littlebourne Recreation Ground	Football	Sustain pitch quality through current maintenance regime.	No update
		Cricket	Improve square quality through an enhanced maintenance regime to alleviate overplay.	No update

30	Memorial Playing Field	Football	Sustain pitch quality through current maintenance regime.	No update
32	Patricxbourne Rd Recreation Ground	Football	Sustain pitch quality through current maintenance regime.	No update
		Tennis	Sustain courts quality through current maintenance regime.	No update
		Cricket	No identified demand to reinstate cricket pitch.	No update
33	Petham Primary School	Football	Retain and improve for curricular use as required.	No update
34	Polo Farm Sports Club	Cricket	Sustain quality by upholding the current maintenance regime.	No update
		Hockey	Protect and sustain quality on all pitches by upholding the current maintenance regime. Ensure a sinking fund is in place for refurbishment when required.	No update
		Tennis	Sustain courts quality through current maintenance regime.	A planning application has been submitted for padel courts.
40	Simon Langton Grammar School for Boys	Football	Given identified overplay, there is a need to improve pitches quality and secure community use.	No update
		Cricket	Retain and improve for curricular use as required.	No update
		Football (3G)	Sustain quality on both pitches by upholding the current maintenance regime. Ensure a sinking fund is in place for refurbishment when required.	No update
43	St Augustines Football and Recreation Ground	Football	Sustain quality on pitches by upholding the current maintenance regime.	No update

45	St Lawrence and Highland Court Cricket Club	Cricket	Sustain quality by upholding the current maintenance regime.	No update
49	Street End Cricket Club	Cricket	Improve square quality through an enhanced maintenance regime to alleviate overplay.	A new artificial turf pitch was installed in 2024.
61	The Kent College Junior School	Football	Sustain quality by upholding the current maintenance regime.	No update
		Cricket	Sustain NTP quality for curricular use.	No update
		Tennis	Sustain quality by upholding the current maintenance regime for curricular use.	No update
63	The Street Recreation Ground	Tennis	Consider the feasibility of resurfacing the court to encourage recreational usage. Explore opportunities for potential sports lighting to also encourage more recreational usage.	No update
Whitstable Action Plan				
13	Chestfield Cricket Club	Cricket	Sustain pitch quality by upholding the current maintenance regime. Support the Club in working towards pavilion improvements.	No update
-	Chestfield Golf Club	Golf	Protect and maintain provision.	No update
-	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 was rejected
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.	No update

23	Joy Lane Junior School	Football	Retain and improve for curricular use as required.	No update
-	Mariners View	Football	Explore opportunities to secure access to appropriate ancillary facilities such as toilets at least in order to allow future use.	No update
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.	Pickleball lines have been added in 2025.
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.	No update
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.	No update
		Football (3G)	Explore opportunities to resurface the pitch to be able to continue accommodating the current usage.	No update
		Tennis	Retain for school use and improve as required.	No update
-	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.	A new operator is now in place.
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.	The ball court was resurfaced in 2025, and the goals moved to inside the ball court.
80	Whitstable Bowling Club	Bowls	Sustain quality and address any issues as appropriate.	No update
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.	No update
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.	No update
70	Whitstable Town FC	Football	Sustain quality pitches by upholding current maintenance regime. Explore the feasibility of replacement/rebuild of the ancillary provision on site to encourage additional usage and meet league requirements.	Completed 2022/23. No further update.
-	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	2024/25 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.	No update
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	2024/25 Update
46	Kingsmead Leisure Centre	<ul style="list-style-type: none"> - Deliver the planned investment. - Continue to drive up participation. - Ensure that facilities are accessible to people living in areas of higher deprivation. 	The centre opened in October 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"> - Maintain good relationships with the school - Invest in facilities to improve and maintain the quality. 	No update
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.	No update
G1	Canterbury Gymnastics Club	Assist it to secure a long-term lease to enable it to invest and increase capacity or; Relocate to another suitable facility where a long-term lease and larger facility can meet its needs.	No update
G2	Aire Trampoline Club	Secure long-term lease to enable the Club to invest and increase capacity or Relocate to a (preferably larger) facility with a long-term lease to meet the needs of the Club.	No update
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 have moved to Kingsmead Leisure Centre.

Site ID	Site	Recommended actions in IBFS	2024/25 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.	The club have identified potential sites car park.
16	Canterbury College	Continue to: - Maintain good relationships with the college - Invest in the facilities to maintain quality.	No update
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.	No update
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 site is involved with the Sport England sustainability pilot in 2025.
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.	The gym has been refurbished in 2025.

Site ID	Site	Recommended actions in IBFS	2024/25 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.	No update
43	Kent College	Explore the potential to increase the number of hours available to the community.	No update
52	Northgate Ward Community Centre	Continue to maintain and improve quality. Consider the types of activity which can be offered at the venue.	No update
56	Polo Farm Sports Club	Continue to invest in the facilities to maintain quality.	No update
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.	Development has begun, work is ongoing.
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 update
28	Energie Fitness	Continue to invest in the facilities and maintain its quality.	No update
29	Flex Appeal	Continue to invest in the facilities and improve its quality.	No update

Site ID	Site	Recommended actions in IBFS	2024/25 Update
27	Everlast Gym	Continue to invest in the sports facilities to maintain the quality.	The gym was updated in 2025.
45	Kings School Recreation Centre	Continue to invest in the facilities to improve and maintain the quality.	No update
47	Ladies of Leisure	Continue to invest in the facilities and improve its quality.	No update
58	Pure Gym	Continue to invest in the facilities to maintain quality.	No update
92	Urban Fitness	Continue to invest in the facilities and improve its quality	No update
11	Broome Park Golf Club	Continue to invest in the facilities and maintain its quality.	No update
100	Whitstable Waterfront Club	Invest in the facilities to improve its quality	The facility closed in early 2025 and is now a restaurant.
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.	The club currently runs a limited service.
	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 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	2024/25 Update
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 of the 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 Interpretation signage project	CCC	Friends of Kingsmead Field/ Canterbury	CC4, CC6, CC12	2019	Interpretation signage and welcome signage completed in 2019.

		Riverside Group			
Riverside Walk Fingerpost signage improvements	CCC	Canterbury Riverside Group	CC2, CC6, CC12	2019	Options to include Riverside Walk being explored in Phase 2 of LUF project
Dane John Gardens Play area replacement	CCC	Historic England/ Friends of Dane John Gardens	CC9, CC12	By the end of 2019	Completed in February 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.
					Glamping planning application was resubmitted and pending decision
Smoke free play areas project	CCC		CC9, CC12, W11, W13, HB11	By the end of 2020	Closed
Expansion and improvement of Duncan Downs	CCC/ Developer	Friends of Duncan Down	W8	By 2022	Expansion and land transfer to be completed June 2025

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 nearing completion – vehicle access via Whitstable Road. All pitches are completed.
Alcroft Grange Road cycle link to Broad Oak village	CCC	KCC, UoK	CC6, CC7, CC12, CC14 CC17	By March 2023	Completed 2022
Green Corridor - South Canterbury to city centre as part of Strategic Development Site 1		Mountfield park developers	CC6, CC7, CC12, CC17	By March 2023	To be progressed but currently experiencing unforeseen delays.

Cycle links Thanington to city centre as park of Strategic Development Site 11		Thanington Park developers	CC6, CC7, CC12, CC17	By March 2023	Completed 2022
Crab and Winkle Way Whitstable Phase 2 extension of path to Railway Avenue	CCC	Crab and Winkle Line trust	W7, W10, W12, W13, W17	By March 2023	To be progressed but currently experiencing unforeseen delays.
Whitstable Community College to Invicta Way			W7, W13	By March 2023	Completed 2022
Rough Common Road to Boughton cycle route through Blean Woods			RC4, RC6, RC9, RC10, RC14, RC15	By March 2023	To be progressed but currently experiencing unforeseen delays.
Canterbury to Herne Bay cycle route	Developers		HB7, HB8, HB14, HB15	By March 2023 and beyond	Completed 2022

Appendix F: Housing Land Supply Statement

Housing Land Supply Statement 2024/25



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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 2024 to 31 March 2025.
- 1.4. The five-year housing land supply position will therefore cover the period 1 April 2025 to 31 March 2030.
- 1.5. **The council is able to demonstrate a housing land supply of 3.62 years and a housing delivery test result of 67%.**

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 78) 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 004 of the PPG¹⁶ explains the update standard methodology for how the LHN is calculated:
 - **Step 1** - set the baseline as 0.8% of the housing stock for the area, using the most recent published data. At time of writing this is the 22 May 2025 publication of Table 125, which identifies our housing stock to be 69,942. Therefore, the baseline is 559.54.
 - **Step 2** – make an adjustment to take account of affordability using a 5 year average of the most recent median workplace-based affordability ratios¹⁷ which is 11.16. The affordability adjustment is therefore 2.17. This equates to 1,215 dwellings per annum, as set out in Table 2.1.

¹⁶ Paragraph: 004 Reference ID: 2a-004-20241212: "How is a minimum annual local housing need figure calculated using the standard method?"

¹⁷ Published 24 March 2025:

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

Table 2.1: Local Housing Need calculation

Steps	Result
Step 1: Setting the baseline ¹⁸ 0.8% of 69,942	559.54
Step 2: Affordability adjustment factor Five year average affordability ratio: 11.16 $\text{Adjustment factor} = \left(\frac{\text{five year average affordability ratio} - 5}{5} \right) \times 0.95 + 1$	2.17
Canterbury LHN = Setting the baseline x affordability adjustment factor	1,215

- 2.8. To summarise the LHN for the 2024/25 Housing Land Supply Statement is 1,215 dwellings per annum. This equates to 6,075 dwellings between 01/04/2025 to 31/03/2030.

Land supply components

- 2.9. 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
- 2.10. Housing land supply calculations include newly-built homes as well as conversions, changes of use, demolitions and redevelopments.
- 2.11. Homes are classed as any self-contained permanent residential dwelling which includes student accommodation and older persons accommodation (C2).

¹⁸ Using the May 2025 version of Table 125: dwelling stock

- 2.12. 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

- 2.13. 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.
- 2.14. The NPPF (Paragraph 78) sets the appropriate buffer based on the most up to date Housing Delivery Test result which has been published by the government.
- 2.15. At the time of writing the most recent Housing Delivery Test result which has been published by the government is the 2023 HDT result (2022/23). The council's result was 67% and therefore the appropriate buffer is 20%.
- 2.16. 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

- 2.17. In the Canterbury City Council district windfalls have historically formed part of the land supply with past windfall rates of 49%¹⁹. It is expected that this trend will continue.
- 2.18. The council demonstrated a windfall allowance of 138 dwellings per annum at the CDLP examination by only considering completions on small sites of less than five units.
- 2.19. The windfall allowance within the land supply is only included within years 4 and 5 of the calculation in order to avoid double counting (as windfalls for years 1 to 3 would be reflected within the extant permissions).
- 2.20. The Inspector concluded 138 dwellings per annum was a conservative assumption and confirmed that no additional allowance for lapsed permissions was necessary.
- 2.21. The updated housing monitoring data continues to show higher-than-anticipated levels of small site windfall completions and large windfall sites continue to be granted outside of the allowance.

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

- 2.22. While the draft Local Plan supporting evidence proposes a higher windfall allowance, for this calculation the 2017 Local Plan windfall allowance of 138 dwellings per annum will continue to be used.
- 2.23. Natural England's concerns over water quality at the Stodmarsh European protected sites has the potential to affect the windfall supply in some parts of the district.
- 2.24. A cautious approach has been adopted to year 4 to reflect the proportion of the windfall allowance which is expected from development outside of the affected catchment.
- 2.25. Around 27.5% of windfall units are anticipated to come forward outside of the catchment and therefore 38 dwellings per annum is applied in year 4.

Student and older persons housing

- 2.26. All student accommodation (communal halls of residence or self-contained dwellings, on or off campus) and older persons housing (communal accommodation or self-contained dwellings), are included within the land supply with the appropriate ratio²⁰.
- 2.27. 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.
- 2.28. 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.
- 2.29. The 2021 national census data was released and the ratio used in the Housing Delivery Test means a ratio of 2.4 student bedrooms which equates to 1 new dwelling for communal student developments is implemented. For older person accommodation, the 2021 national census data means a ratio of 1.9 bedrooms which equates to 1 new dwelling for communal developments is implemented.
- 2.30. These types of accommodation are required to be assessed for the HDT and housing land supply in slightly different ways.

²⁰ In accordance with the revised NPPF and national guidance.

- 2.31. 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.

Phasing

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

- 2.34. A Housing Delivery Group, comprising developers, agents, house builders, SME house builders, affordable housing providers and utilities providers, was established in 2018.
- 2.35. 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.
- 2.36. 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.
- 2.37. Statements of Common Ground were then produced across August – October 2025 with the strategic sites representatives.

Monitoring process

- 2.38. 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.
- 2.39. The council takes a cautious and robust approach, based on up-to-date information, when phasing sites. The year-long monitoring process includes:

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

- *New planning permissions* - updating extant planning permission records as new applications are permitted
- *Completions* - using Council Tax, Building Control or Street Name and Numbering records data around completions is updated
- *Site surveys* - council officers visit sites subject to planning applications, both extant permissions and allocations, that are not complete
- *Developer engagement* - the pro-forma is circulated to developers, house builders, agents or applicants for certain extant planning permissions and all allocated sites
- *Site-specific information gathering* - based on the detailed knowledge of case officers' (and infrastructure/transport officers if appropriate) information is gathered on the individual sites, including known delays and interdependencies of sites
- *'Sense checking'* - information provided via the pro-forma is 'sense checked' against known delays, information provided by the relevant officers and the Phasing Methodology
- *Strategic sites* - an extra step is undertaken for strategic sites where through further discussions with the developers, agents or site promoters, Statements of Common Ground are produced.

3. Housing Delivery Test

- 3.1. The HDT is an annual measurement of housing delivery in the area of relevant plan-making authorities.
- 3.2. The HDT is a percentage measurement of the number of net homes delivered against the number of homes required over a rolling three year period.
- 3.3. The most recently published HDT is for 2022/23, 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	2020/21	2021/22	2022/23	Total
Housing requirement	599 ²²	900	1,058	2,557
Total completions	345	683	690	1,718

- 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%
2022/23	67%

- 3.5. By achieving 67%, the council is subject to the application of the presumption of sustainable development and the appropriate buffer is 20%. The council has produced Housing Delivery Test Action Plans²³, and intends to review and update these.

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

²³ 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. Applying the methodology, as set out in this statement, the council considers there is a housing land supply of **3.62 years** which equates to an undersupply of **2,015 units**.
- 4.2. 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	1,215
5 year requirement (5 x LHN requirement)	6,075
20% buffer (equals 5 year requirement x 20%)	1,215
Requirement + 20% buffer	7,290
Annual requirement + 20% buffer	1,458
Components of 5-year supply from 01/04/24 to 31/03/29	
Strategic and other new allocations	3,425
Planning permissions	832
Windfall allowance	176
Students	484
Care homes	357
Total 5 year supply	5,275
District-wide year supply	3.62
Surplus	-2,016

- 4.3. Figure 4.1 shows the housing land supply trajectory. The trajectory shows:
- housing requirement, which starts as the stepped approach of the CDLP and then changes to the LHN in **blue**
 - completions for each monitoring year since the base date of the Local Plan (2011/12 - 2024/25) in **red**²⁴
 - 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**

²⁴ Further breakdown of completion data is available in Appendix B.

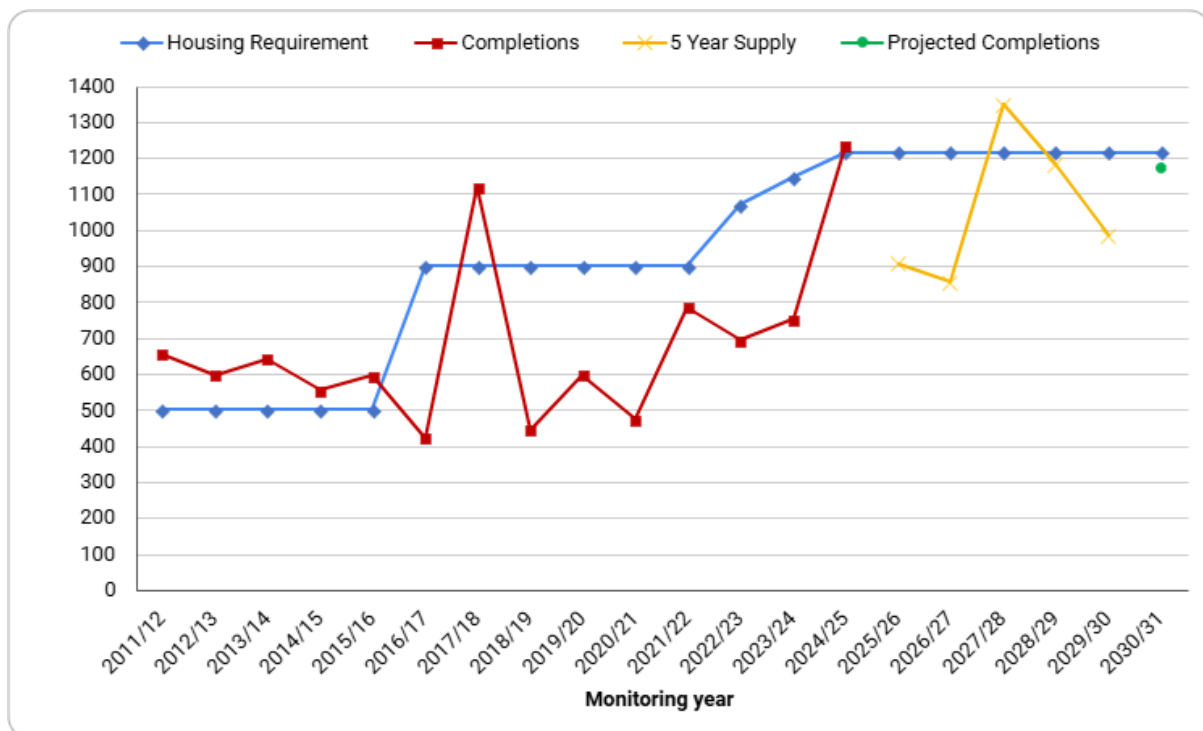


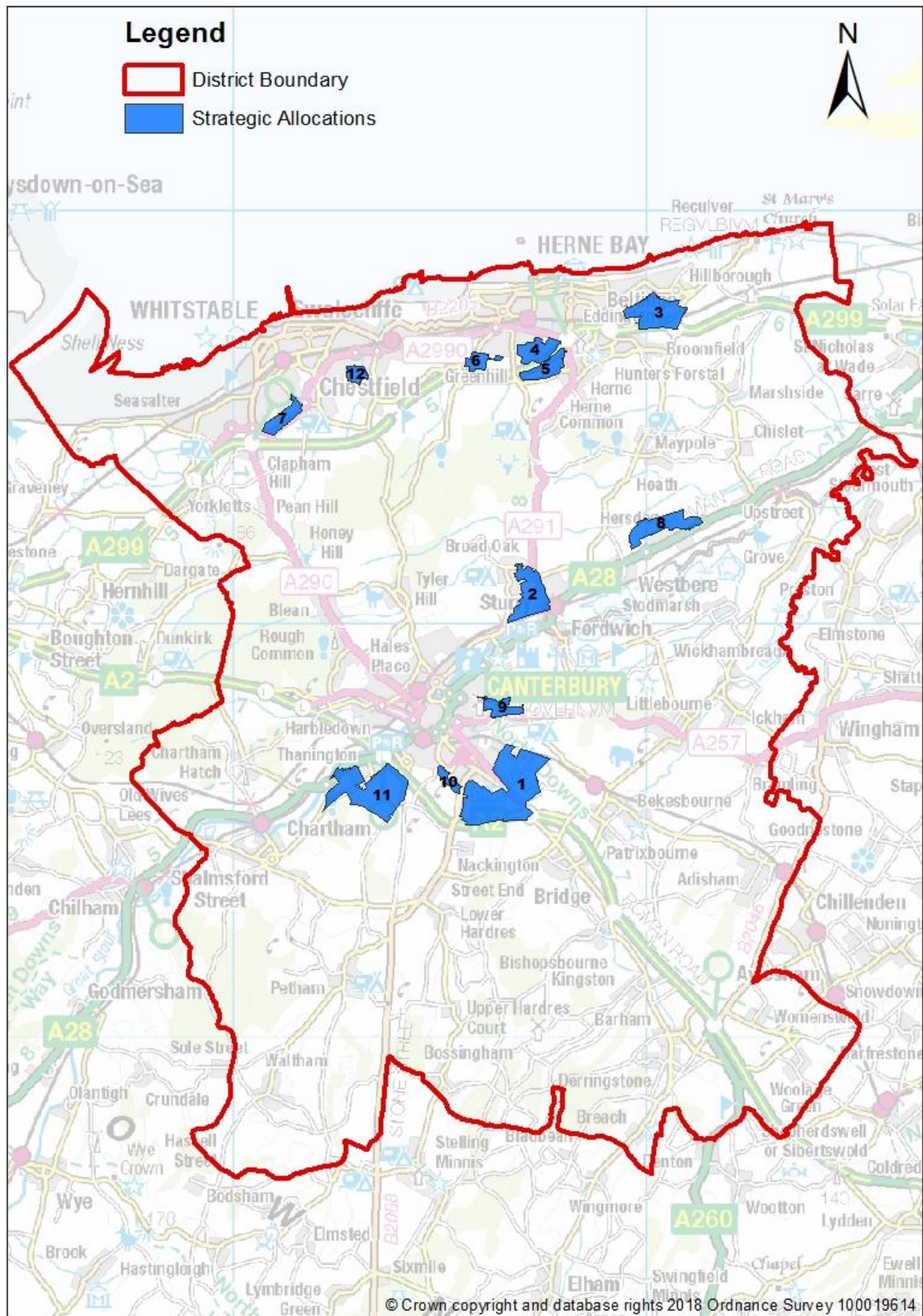
Figure 4.1: Housing land supply trajectory

5. Site commentary

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

Strategic Sites

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



Map 5.1: Strategic Sites in the District

Statements of Common Ground

- 5.4. A Statement of Common Ground has been signed for 4 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 5: Land at Strode Farm
 - Site 10: Land at Ridlands Farm
- 5.5. The remainder of this chapter provides site commentary for the other strategic sites.
-

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 planning application	May 2018	CA//18/00868 for 456 dwellings (detailed planning permission).
Decision notice issued	01/03/2021	Granted Planning Permission
Section 106, or other	March 2021	

planning obligations agreed or signed		
Work on site commenced (including demolition)	2021	Demolition of 52 Shalloak Road complete
Dwelling completions	305 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.

Summer 2025 survey response

The Council circulated a survey in summer 2025, 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 the development would contain 3 phases: the first for 121 homes, the second for 131 homes, and the third for 204 homes.

The developer identified the phasing trajectory to be 49 in Year 1, 49 in Year 2, 33 in Year 3, 20 in Year 4, and 17 in Year 5. No delivery is forecast after the 5-year period.

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 the developer BDW Kent, and construction has started on site, including the completion of 207 dwellings this year. While it was uncertain that over 200 dwellings could be completed in one year on this site, the developer has managed to complete more dwellings this year than they anticipated. 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 the 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 agreements from dependent sites such as Herne Bay Golf Course (£250k). Additionally, the following unallocated sites have S106 agreements 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 submitted. KCC granted the Sturry Link (Relief) Road in early September 2021 having secured the additional funding.

There is an agreement through Heads of Terms with KCC highways that the funding can come forward together with the development, and housing can be delivered prior to the highway works. While the Sturry Relief Road is within the Southern section that is 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 April 2026 and be completed in December 2027.

Therefore, the developer has submitted a planning application and associated evidence with details for condition 39 of the CA//18/00868 application. It states that the overall performance of the network is forecast to be better than previously considered acceptable, and therefore a limit on the number of dwellings is no longer necessary. The planning application is currently under consideration.

Should this be granted, there would no longer be any conflict with the planning permission conditions. Considering the evidence currently being reviewed, the site has been phased positively. Even if the application is refused, the site would

still be deliverable, and completions would be anticipated within the next 5 years.

There are no ownership, viability, or further infrastructure provision concerns. The entire site has detailed planning permission, and construction has started, including the demolition of 52 Shalloak Road and completion of 305 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 agreement 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.

Summer 2025 survey response

The Council circulated a survey in summer 2025, 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, and therefore 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

agreements from dependent sites such as Herne Bay Golf Course (£250k). Additionally, the following unallocated sites have S106 agreements that facilitate forward funding to assist with keeping the scheme on programme - Hoplands Farm (£1.2m) as well as the Colliery Site (£3.6m).

In 2017, Kent County Council 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 having secured the additional funding.

Up to 385 dwellings can 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 April 2026 and be completed in December 2027, and therefore fewer than 385 dwellings have been included within completions and phasing trajectory to the end of 2027. 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 a revised version, including an on-site Wastewater Treatment Works, has been adopted.

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, with a phased build-out rate of up to 80 dwellings per year.

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 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 two dwellings was granted in January 2023.
- Parcel C - Is being progressed by AE Estates, a local SME. An application was submitted in January 2021 for 350 dwellings. It is pending a decision.

Current Planning Status

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

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

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

Registration of variation planning application	August 2022	CA/22/01730 - for the retention of 2 existing dwellings
Decision notice issued	30/01/2023	Granted Planning Permission
Registration of reserved matters planning application	February 2023	CA/23/00189 - for all 180 dwellings
Decision notice issued	07/07/2023	Granted Planning Permission
Work on site commenced (including demolition)	2024	
Dwelling completions		Stage not yet reached.

Amount of affordable units:

The S106 secures 30% affordable housing equalling 54 dwellings. However, the developer is intending to increase the provision on site to circa. 46% (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.

Summer 2025 survey response

The Council circulated a survey in summer 2025, 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

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 46%.

The only identified infrastructure provision which could have delayed construction was the provision of construction access which had to be provided by Hillborough Parcel A: Taylor Wimpey. Taylor Wimpey provided the construction access in 2024, and Kitewood have started construction.

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

The same build-out rate agreed in last year's signed Statement of Common Grounds is proposed, as there are no substantial changes to circumstances.

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 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. A reserved matters application covering all dwellings has been granted and 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	118 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.

Summer 2025 survey response

The Council circulated a survey in summer 2025, 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

Bellway are the housebuilder and since December 2021 have detailed planning permission for the entire 450 dwellings. The development is under construction, with 52 dwellings completed this year, and 66 dwellings completed in 2023/24.

There are no ownership, viability, or infrastructure provision concerns. The site has connected to Swalecliffe Wastewater Treatment Works, and therefore 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 118 completions. Therefore, the site is considered deliverable.

As there are no existing factors to delay build-out, it is considered that 85 dwellings per annum, in line with information provided by the developer in 2023, remains 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	

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 agreement 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 agreement 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.

Summer 2025 survey response

The Council circulated a survey in the summer of 2025, 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.

Site Commentary

The developer, Persimmon Homes, have confirmed that they will be the housebuilder. Therefore, the detailed element of the application can begin after the decision is issued, having been granted subject to a signed S106 agreement at Planning Committee on 20 August 2024. The developer has confirmed that the site will be broken into four further phases.

Kent County Council 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. The developer has proposed mitigation, including an on-site 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.

While the site has been granted permission at Planning Committee, the required S106 agreement has yet to be signed. This is anticipated shortly, and therefore in line with the Phasing Methodology first completions have been phased two years from now. This equates to Year 3 of the supply.

Based on the Phasing Methodology, 60 dwellings per annum for the entire build-out rate appears to be low. Therefore, a stepped phasing trajectory to 80 dwellings is proposed. This is still precautionary, as a site of this size with the required 30% affordable housing could build out up to 100 dwellings per annum, per the Phasing Methodology.

170 dwellings are phased within the first 5 years. Further reserved matters applications will be submitted at appropriate stages, however, as this is fewer than the 261 dwellings which have detailed planning permission, the site is

deliverable and there is no conflict within the five-year housing land supply (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)		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 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 was granted in August 2017; the new distributor road connecting A257 (Littlebourne Road) with Chaucer Road was granted April 2017; Phase 2 for 200 dwellings was granted in April 2019; and Phase 3 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.

Summer 2025 survey response

The Council circulated a survey in summer 2025, seeking initial views on anticipated delivery of the site and any other factors impacting on the delivery of the site.

The developer responded that delivery was to occur in 3 phases: 169 homes in phase 1, 200 homes in phase 2, and 131 homes in phase 3.

The developer indicated that the phasing trajectory would be 32 in Year 3, 69 in Year 4, and 32 in Year 5.

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, 2022/23 and 2023/24 there were 85, 47, 61, 106 and 55 dwellings recorded as complete respectively.

The remainder of Phase 2, for four dwellings, has detailed planning permission. The developer is working on provision of the link road connecting the A257 (Littlebourne Road) with Chaucer Road.

There are no other 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, Broad Oak, and Hopland applications, which 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 last year, and the Council is currently reviewing responses.

The draft Canterbury District Nutrient Neutrality Strategy includes:

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

The Council anticipates that the Strategy will be published alongside the Regulation 19 Local Plan consultation, at the latest.

In addition, the Stour Environmental Credits Ltd. was established in 2025 as a joint venture company created by Canterbury City Council and Ashford Borough Council with the aim of being able to sell credits to developers in order to unlock development

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, therefore 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 neutrality 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.

However, a precautionary approach has been taken with the phasing of the remaining reserved matters applications by aligning them with the draft Local Plan timescales, even though the Strategy or an alternative solution may come forward before then.

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 11: Land at Cockering Farm (Parcel A)

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 Cockering Farm, Thanington

Phase	Date	Other Information
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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	April 2020	CA/20/00819 - 16-bed hospice
Reserved matters decision notice issued	17/07/2020	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
Registration of reserved matters	July 2021	CA/21/01798 - 73 bed care home
Reserved matters decision notice issued	26/09/2024	Granted Planning Permission
Section 106, or other planning obligations agreed or signed	July 2016	
Work on site commenced (including demolition)	March 2019	
Dwelling completions	274 of 750	
Care home completions		Stage not yet reached.

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

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

Summer 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.

Summer 2025 survey response

The Council circulated a survey in summer 2025, 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 the development would contain 4 phases: phase 1 containing 123 homes, phase 2 containing 210 homes, phase 3 containing 184 homes, and phase 4 containing 54 homes.

The developer identified the phasing trajectory to be 38 in Year 1, 27 in Year 2, 34 in Year 3, 41 in Year 4, and 40 in Year 5. The developer has not forecasted any delivery beyond a 5-year period.

Site Commentary

The overall outline consent is for 750 units and will result in housing delivery over several years. A phasing plan was submitted including over 30% affordable homes to be delivered, which supports the build rates provided. Affordable housing provider (Moat) is involved in delivery on the site.

Pentland Homes will deliver 179 dwellings in Phase 1. The remainder of the residential elements have been sold to BDW.

The site first recorded 19 dwellings completed in the 2019/20 AMR. Then 17, 71, 41 and 71 dwellings were completed in 2020/21, 2021/22, 2022/23 and 2023/24 respectively. This year 55 completions were recorded.

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

A mitigation solution has now been agreed for the two reserved matters applications for Phases 2 and 3 which were affected by the water quality

concerns raised by Natural England in relation to the Stodmarsh European Protected Site. Decisions are anticipated in due course.

Outside of the 5-year period, build-out rates have been phased in line with the Phasing Methodology.

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	

Site 11: Land at Cockerling Farm (Parcel B)

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 agreement. A reserved matters application in relation to the spine road was granted in August 2023, and work has started on site. A reserved matters application for 176 dwellings on Phases 1 & 2 was granted at Planning Committee on 14th October 2025.

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.

Summer 2025 survey response

The Council circulated a survey in summer 2025, 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

Redrow Homes are the housebuilder involved in the site, and Quinn Estates are confirmed to be delivering the commercial element of the 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 started on the Spine Road in November 2024.

The site is expected to be delivered in five residential phases, which is anticipated to increase build-out rates and has been accounted for in site phasing.

A reserved matters application was submitted in November 2020 covering Phases 1 and 2 for 176 dwellings. This was granted at Planning Committee on 14th October 2025. 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 detailed planning applications pending decision.

A mitigation solution has now been agreed for the two reserved matters applications for the phases affected by the water quality concerns raised by Natural England in relation to the Stodmarsh European Protected Site.

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, and 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	

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 Kent 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 agreement in September 2019. The site is currently under construction.

Current Planning Status

The hybrid application includes:

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

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

Progress of Site 12: Grasmere Gardens (Land South of the Ridgeway)

Phase	Date	Other Information
Registration of hybrid planning application	March 2017	CA//17/00469 for 300 dwellings (including detailed permission for Phase 1: 140 dwellings).
Decision notice issued	03/10/2019	Allowed appeal decision
Registration of reserved 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	88 of 300	

Amount of affordable units for each Phase

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

Summer 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.

Summer 2025 survey response

The Council circulated a survey in summer 2025, 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 application, including detailed permission for 140 dwellings, was granted in 2019, alongside a signed S106 agreement. The remaining 160 dwellings gained detailed planning permission through a granted reserved matters 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 67 dwellings completed this year. 4 dwellings and 7 dwellings were completed in 2022/23 and 2023/24 respectively. As the entire site has detailed planning permission, it is considered deliverable and has been phased in line with the Phasing Methodology, and the agreed phasing in last year's signed Statement of Common Ground.

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 67% and a housing land supply of 3.62 years.**

7. Appendices

Appendix A: Checklist

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

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

Assessments need to be realistic and made publicly available in an accessible format as soon as they have been completed.	
What assessments will be expected to include	Where in the document this can be found
For sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of brownfield land registers, and where included in the 5 year housing land supply), information and clear evidence that there will be housing completions on site within 5 years	
Firm progress being made towards the submission of an application	Chapter 5: '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 5: '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 5: '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 5: '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 5: '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 - 2024/25). As discussed in *Chapter 2: Methodology*, in accordance with national guidance, the appropriate ratio has been applied²⁵.

Table B.1 Net completions within Canterbury District

Monitoring Year	Residential Dwelling Completions	Student Accommodation Completions	Care home and other specialists Completions	Total Completions
2011/12	624	15	16	655
2012/13	524	105	-32	597
2013/14	475	156	10	641
2014/15	285	237	32	555
2015/16	296	275	23	594
2016/17	417	40	-35	422
2017/18	446	679	-6	1,119
2018/19	405	7	32	444
2019/20	528	22	47	597
2020/21	330	117	27	474
2021/22	547	248	-10	785
2022/23	644	0	49	693
2023/24	586	49	116	752
2024/25	1,092	138	2	1,232

²⁵ The figures may not reflect those published by MHCLG in the Housing Reconciliation Flows.

Appendix C: Housing land supply summary table

Table C.1: Summary table of housing land supply

Components of Housing Land Supply	Strategic Sites & Other Housing Allocations	Planning Permissions	Small Site Windfall Calculation	Student Application	Care homes	Total
2025/26	599	112	0	92	104	907
2026/27	367	237	0	188	62	854
2027/28	744	297	0	204	102	1,347
2028/29	931	123	38	0	90	1,182
2029/30	784	63	138	0	0	985
2030/31	942	90	138	0	0	1,170
Total No. of Units	4,367	923	314	484	357	6,445

Appendix D: Local Plan allocations table

Table D.1: Strategic and housing allocations

Site	Phasing							Total units
	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	3,350	4,000
Site 2 Broad Oak - Northern Section (CA//18/00868)	49	49	33	20				151
Site 2 Land At Sturry - Southern Section (CA/20/02826)			30	50	80	80	390	630
Site 3 (A) Land at Hillborough, Herne Bay (CA//17/01866)	60		35	60	85	100	292	632
Site 3 (A) Land at Hillborough, Herne Bay (Phase 2C; CA/24/01324)		33	68	38				139
Site 3 (B) Land at Hillborough, Herne Bay (CA/20/01628, CA/23/00189)	20	55	55	50				180
Site 3 (C) Land at Hillborough, Herne Bay						20	150	170
Site 4 Land at Herne Bay Golf Course, Herne Bay (Phase 5; CA//18/02369)	17							17
Site 4 Land at Herne Bay Golf Course, Herne Bay (Phase 6a; CA/20/00101)	15							15
Site 4 Land at Herne Bay Golf Course, Herne Bay (Eddington Park; CA/22/00026)			29	66				95
Site 5 Land at Strode Farm, Herne Bay (CA//15/01317)							272	272
Site 5 Land at Strode Farm, Herne Bay (Phase A; CA/21/01800)	95	25						120
Site 5 Land at Strode Farm, Herne Bay (Phase C and D; CA/24/01689)		22	76	66	82	50		296

Site 5 Land at Strode Farm, Herne Bay (Phase B; CA/25/00111)				5	10	20	69	104
Site 6 Land at Greenhill, Herne Bay (CA//17/02907, CA/21/01277)	85	85	85	77				332
Site 7 Land North of Thanet Way, Whitstable (Phase 1; CA//18/01664)		5						5
Site 7 Land North of Thanet Way, Whitstable (Phase 2 & part of Phase 1; CA/20/02436)	50							50
Site 7 Land North of Thanet Way, Whitstable (Phase 3; CA/21/02426)	65							65
Site 8 Land North of Hersden (CA/22/01845)			40	60	70	80	550	800
Site 9 Land at Howe Barracks, Canterbury			32	69	28			129
Site 9 Land at Howe Barracks, Canterbury (Phase 2; CA//18/00910)					4			4
Site 10 Land at Ridlands Farm and Langton Field, Canterbury						50	260	310
Site 11 Parcel A Land at Cockerling Farm, Thanington			17	41	40	80	214	394
Site 11 Parcel A Land at Cockerling Farm, Thanington (Phase 1; CA//17/02719 & CA/20/01677)	38	27	17					82
Site 11 Parcel B Cockerling Road Thanington (CA//17/00519)			20	60	60	60	200	400
Site 12 Land South of Ridgeway (Grasmere pasture), Chestfield (CA//17/00469)	50	2						119
Site 12 Land South of Ridgeway (Grasmere pasture), Chestfield (Phase 2 and 3; CA/21/02244)	20	54	70	16				160
St Martin's Hospital, Canterbury					20	60	84	164
Land at Bullockstone Road, Herne Bay (CA/22/02012)		10	52	50				112

Land at Bullockstone Road, Herne Bay (Phase 4; CA/24/00162)				14	50			64
Barham Court Farm, Barham (CA/21/02835)			10	12				22
Herne Bay Golf Driving Range, Greenhill and Land adjacent to Herne Bay Golf Driving Range, Greenhill (CA/22/00941)	35							35
Adj Canterbury West Station, Canterbury					20			20
St Johns Lane Employment Exchange, Canterbury						24		24
Canterbury East Station (North Side) Car Park							24	24
Northgate Car Park, Canterbury							21	21
Castle Street Car Park, Canterbury							54	54
BT Car Park, Upper Chantry Lane, Canterbury							20	20
Holmans Meadow Car Park, Canterbury							20	20
Rosemary Lane Car Park, Canterbury							20	20
Ivy Lane North, Canterbury					10			10
Hawks Lane, Canterbury						6	3	9
St Radigund's Place, Canterbury						7		7
St John's Lane Car Park, Canterbury						5		5
Garage Site, Kings Road, Herne Bay							43	43
Land at Herne Bay Station			15	20				35
Beach Street (HB2 in Herne Bay Area Action Plan) (CA//19/00296)				6	18			24
Land at Ladysmith Grove			10	11				21
Tankerton Road car park, Whitstable					17			17
124 & adjoining Middle Wall, Whitstable					7			7
Land to rear of 51 Rough Common Road, Rough Common & Rough Common Road, Rough Common (CA/22/00555)					23			23

Bridge Neighbourhood Plan allocation C2 - Land to the north of Patrixbourne Road, Bridge							40	40
Total	599	367	744	931	784	942	6,078	10,445

Appendix E: Extant planning permissions table

Table E.1: Extant planning permissions

Permitted Application Number	Postal Address	Phasing					
		2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	Beyond 2029/ 2030
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//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	340
CA//16/00823	27 Hazlemere Road, Seasalter, Whitstable	1					
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//18/00459	Highstead Riding School, Highstead, Chislet		2				
CA//18/00941	28 New House Close, Thanington	2					
CA//18/01610	Rushbourne Manor, Hoath Road, Hoath	6					
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//19/01594	Eden Lodge, 9 St Stephen's Hill, Canterbury		1				
CA//19/02073	Land Opposite 1 And 2 Beech Court, Nunnery Fields, Canterbury	1					
CA/19/10183	Land Rear Of 73-75 Sweechgate, Broad Oak, Canterbury			4	5		

CA/19/10205	Dwelling Accommodation, 118 Mortimer Street, Herne Bay	2					
CA/19/10254	The Arcade Site, Beach Walk, Whitstable	7					
CA/20/00928	56 Northwood Road, Whitstable	1					
CA/20/01188	Hoplands Farm, Island Road, Hersden, Canterbury, Kent, CT3 4HQ	20	20	20			
CA/20/01196	Westwood, Hackington Close, Canterbury	1					
CA/20/01197	Westwood, Hackington Close, Canterbury	1					
CA/20/01679	46-47 High Street, Canterbury					33	
CA/20/01928	4-4A Sunbeam Avenue, Herne Bay	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	-5					
CA/20/02642	Barham Court Farm, Church Lane, Barham			1			
CA/21/00346	204 Canterbury Road, Herne Bay	3					
CA/21/00730	Billmeir Molehill Road, Chestfield, Whitstable		1				
CA/21/00863	27 Castle Street, Canterbury		7				
CA/21/01696	Land Adjacent To Old Thanet Way, Whitstable	20	22				
CA/21/01804	40 Grasmere Road, Chestfield, Whitstable		1				
CA/21/01870	Holmwood House, Park Place, Herne, Herne Bay		1				
CA/21/01953	51 Cossington Road, Canterbury		6				
CA/21/02165	The Pear Orchard, Hawthorn Bungalow And Altona The List, Grove Road, Wickhambreaux		-2	7			
CA/21/02382	107A Tankerton Road, East Of Tankerton Circus, Whitstable		4				
CA/21/02777	Marleywood Yard, Marley Lane, Kingston		1				
CA/21/02787	Rosary House, Aerodrome Road Bokesbourne, Canterbury			2	4		
CA/21/02858	Land Adjacent To 18 Clifford Road, Whitstable		1				

CA/22/00009	Church Court, Church Lane, Seasalter	2					
CA/22/00145	Land Adjacent To 96 Cornwallis Circle, Whitstable		1				
CA/22/00317	27-31 High Street, Whitstable	6					
CA/22/00631	45 Joy Lane, Whitstable		1				
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/22/01390	The Tower, Red Gate Shaw, Railway Hill, Barham	1					
CA/22/01511	99-101 High Street, Whitstable	0					
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/22/01762	Brickbat Cottage, Valley Road, Barham, Canterbury			1			
CA/22/02056	125 Station Road, Herne Bay		1				
CA/22/02062	Land South East of Dargate Road, Yorkletts			4	5		
CA/22/02131	91 Faversham Road, Seasalter, Whitstable		1				
CA/22/02201	59 High Street, Bridge, Canterbury			1			
CA/22/02213	2 St John's Road, Whitstable		-1	9			
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/22/02540	May Tree Paddocks, Hawthorn Corner, Herne Bay			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/23/00157	Land To Rear Of 20 Bifrons Road Bekesbourne, Canterbury			1			
CA/23/00186	61 Mill Lane, Herne			1			
CA/23/00305	59 Canterbury Road, Whitstable		1				
CA/23/00420	82 Middle Wall, Whitstable			1			
CA/23/00443	110 Joy Lane, Whitstable		1				
CA/23/00521	Butlers Court Farm, Blean Common, Blean, Canterbury			6			
CA/23/00546	Land Adjacent To 8 Longmead Close, Herne Bay		1				
CA/23/00700	Riverscroft, Grove Ferry Road, Wickhambreaux		-1	1			
CA/23/00704	24 Preston Parade, Seasalter, Whitstable		-1	1			
CA/23/00711	105 Oxford Road, Canterbury		0				
CA/23/00929	5 Juniper Close, Canterbury		0				
CA/23/00961	Ferry View, Grove Ferry Hill, Upstreet, Canterbury		0				
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				
CA/23/01163	21 Bifrons Road, Bekesbourne, Canterbury			1			
CA/23/01174	4 Waddenhall Farm Barn, Wadden Hall, Petham, Canterbury		1				
CA/23/01276	Hoath Farm, Bekesbourne Lane, Canterbury		2				
CA/23/01330	3 College Place, Rough Common Road, Rough Common		0				
CA/23/01547	76 New Dover Road, Canterbury	8					
CA/23/01573	2 Rushmead Close, Canterbury		0				
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/23/02039	Land Adjacent To Court Lodge, Manns Hill, Bossingham, Upper Hardres			1			
CA/23/02152	Oakleigh, Bullockstone Road, South Of Thanet Way, Herne Bay			2			

CA/23/02193	51 - 53 High Street, Whitstable			1			
CA/23/02255	32 Albany Drive, Herne Bay		-1	1			
CA/23/02261	Underdown House, Underdown Lane, Herne Bay		3	4			
CA/23/02353	39 Essex Street, Whitstable			5			
CA/23/02378	Land Between Allora And Mill Tor, Marlborough Road, Whitstable	1					
CA/24/00073	1 Longtye Drive, Chestfield		-1	2			
CA/24/00092	14 Priest Walk, Whitstable	1					
CA/24/00105	Land At Folly Farm Gardens, Canterbury			1			
CA/24/00117	11 Sunnyhill Road, Herne Bay		0				
CA/24/00225	Land To The South Of Church Lane, Seasalter, Whitstable	12	47	77	84		
CA/24/00230	Scruffy Duck, 10 William Street, Herne Bay		20				
CA/24/00231	The Barns, Buckholt Park, Waltham Road, Petham			1			
CA/24/00268	170 -172 Dargate Road, Yorkletts		-1	1			
CA/24/00339	Land Rear Of 17 Saddleton Road, Whitstable			1			
CA/24/00416	43 Grimthorpe Avenue, Whitstable	1					
CA/24/00431	6 Austin Avenue, Herne Bay	2					
CA/24/00448	35 The Foreland, Canterbury		-1	1			
CA/24/00728	20 Preston Parade, Seasalter		-1	1			
CA/24/00790	38 Oxford Street, Whitstable			1			
CA/24/00795	Becket House, 4 - 6 New Dover Road, Canterbury			42			
CA/24/00817	Barham House Nursing Home, The Street, Barham			4			
CA/24/00855	162 George Roche Road, Canterbury			0			
CA/24/00940	Westwood, Hackington Close, Canterbury		1				
CA/24/00985	The Bungalow, Covet Lane, Kingston	1					
CA/24/01022	Redwalls, Stodmarsh Road, Canterbury	4					
CA/24/01128	11 Florence Avenue, Whitstable		-1	1			
CA/24/01153	Former B1 Building, Farthings Wood Rise, Sturry			1			
CA/24/01159	Rear Of 65 Oxford Street, Whitstable			1			

CA/24/01220	Land Between 25 -35 Macdonald Parade, Seasalter, Whitstable		1				
CA/24/01235	25 Saddleton Road, Whitstable			1			
CA/24/01275	8 Blean Common, Blean		-1	1			
CA/24/01326	Former Metric Site, Neville Road, Herne Bay		9				
CA/24/01353	Seabanks, Seasalter Beach, Seasalter		1				
CA/24/01415	4 St Alphege Lane, Canterbury			1			
CA/24/01422	51 Faversham Road, Seasalter		1				
CA/24/01456	Annexe, Blean View, Junction Road, Herne Bay			1			
CA/24/01515	The Pastures, Hoath Road, Hoath			2			
CA/24/01542	3 Nonsuch Close, Canterbury		-1	1			
CA/24/01627	Land Rear Of 18 And 20 Hillside Road, Whitstable			4			
CA/24/01738	Whitebeams Woodgate, Bishopsbourne		-1	1			
CA/24/01767	40 New Dover Road, Canterbury		0				
CA/24/01842	65 Oxford Street, Whitstable			1			
CA/24/02024	Land At Blean Common, Blean		20	40	25		
CA/24/02090	39 Tankerton Road, West Of Tankerton Circus, Whitstable			1			
CA/24/02284	26 Tyler Hill Road, Blean			2			
CA/24/02292	3 Kilndown Gardens, Canterbury			0			
CA/24/02296	26 Preston Parade, Seasalter		1				
CA/25/00020	3 Beresford Road, Whitstable		2				
CA/25/00150	43 Orchard Street, Canterbury			1			
Total		122	237	297	123	63	340

Appendix F: Other planning permissions tables

Table F.1: Care home planning permissions²⁶

Permitted Application Number	Postal Address	Phasing				
		2025 /26	2026 /27	2027 /28	2028 /29	Beyond 2029 /30
CA//15/01479	Land off Cockering Road, Thanington					39
CA//17/01866	Site 3(A) Land at Hillborough, Herne Bay				42	
CA/20/00819	Pilgrims Hospice, Saxon Fields (Part of Strategic Site 11 Parcel A)				8	
CA/21/01252	Land East Of South View Road, Thanet Way, Whitstable	5				
CA/22/01763	Herne Bay Court, 163 Canterbury Road, Herne Bay	107	49			
CA/23/00904	Victoria Court, 6-8 Station Road West, Canterbury		13			
CA/24/00956	Lyndhurst Residential Home, 43 Marine Parade, Whitstable			4		
CA/24/00817	Barham House Nursing Home, The Street, Barham			-12		
CA/23/01547	76 New Dover Road, Canterbury	-6				
CA/23/02115	Land Adj To Old Thanet Way, Whitstable				39	
CA/24/01022	Redwalls, Stodmarsh Road, Canterbury	-3				
CA/23/01429	Boorman Way, Thanet Way, Whitstable			71		
Total		103	62	63	89	39

²⁶ Where necessary the appropriate ratio has been used

Table F.2: Student accommodation planning permissions²⁷

Permitted Application Number	Postal Address	Phasing				
		2025 /26	2026 /27	2027 /28	2028 /29	Beyond 2029/30
CA/20/02186	68 Old Dover Road, Canterbury	25				
CA/20/02505	Land At Giles Lane, Giles Lane, Canterbury	67	202	204		
CA/23/00904	Victoria Court, 6-8 Station Road West, Canterbury		-14			
Total		92	188	204	0	0

²⁷ Where necessary the appropriate ratio has been used

Appendix G: Statements of Common Ground

Statements of Common ground were prepared and signed Autumn 2025 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 to the Council for determination, 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.

Summer 2025 survey response

The Council circulated a survey in summer 2025, 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

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 with detailed planning permission, was granted and a decision notice issued in June 2023. The Judicial Review period has passed.

There have been some delays to the works starting due to issues around insufficient electricity supply. However, these have now been resolved, and work can start on discharging conditions.

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 wastewater treatment works 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 application 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, the same build-out rates agreed in last year's signed Statement of Common Ground are considered appropriate.

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 circa 1000 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.

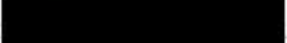
	2025/26 Year 1	2026/27 Year 2	2027/28 Year 3	2028/29 Year 4	2029/30 Year 5
Housing Delivery Phasing			50	100	200

Signatures

Site 1 Land at South Canterbury

David Lock Associates representing Corinthian (Mountfield) Ltd


Name.....Claire Britton.....

Signature.. 

Date ...30.09.25.....

Canterbury City Council

Name..... Louise Randall

Signature.. 

Date ... 15/10/2025.....

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. A reserved matters application was granted in July 2023, and a variation to retain two 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.
Registration of reserved matters	August 2024	CA/24/01324 - Phase 2C for 139 dwellings
Reserved matters decision notice issued	13/05/2025	Granted Planning Permission
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	129 of 900	

Amount of affordable units for each Phase

Phase	Affordable units	Total dwellings on site	Percentage affordable
1	46	189	24%
2C	2	139	1.4%

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.

Summer 2025 survey response

The Council circulated a survey in summer 2025, seeking initial views on anticipated delivery of the site and any other factors impacting on the delivery of the site.

The developer stated that construction would occur in 5 phases: Phase 1 of 189 dwellings; Phase 2C of 129 dwellings; Phase 2A and 2B of 180 dwellings; Phase 4A and 4B of 188 dwellings; and Phase 4C of 210 dwellings.

The developer identified the phasing trajectory to be 74 in Year 1, 33 in Year 2, 103 in Year 3, 98 in Year 4, and 85 in Year 5. They identified that the site would continue to deliver between 60 and 80 units yearly outside of the 5-year period until completion.

The application also includes an 80 bed care home which the developer anticipates being serviced land late 2026, and then an 18 month build-out.

The developer anticipates submitting a reserved matters application for Phase 4A and 4B (including 188 dwellings) in Q3 of 2025. They also anticipate submitting a reserved matters application for sports facilities, including a community centre, between Q4 2025 and Q1 2026.

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 97 dwelling completions this year, alongside 32 previous dwelling completions and demolition of an existing dwelling. In both years, more dwellings were completed than anticipated in the previous signed Statement of Common Grounds.

A reserved matters application for subsequent phases (anticipated to be Phases 4A and 4B) will be submitted by the end of 2025. The Phasing Methodology (2023) anticipates a year to issue a decision on a reserved matters application – this, together with the fact that the site is already under construction, would allow for completions of this next phase in 2027/28.

The care home will be brought forward as part of Phase 4A, with serviced land anticipated late 2026. This will be followed by an 18-month build-out.

Based on the completion figures, 60 dwellings are under construction for Phase 2 and are anticipated to be completed in Year 1. The phasing trajectory for years 2 to 5 are agreed with the trajectory that the developer put forward in their 2025 monitoring survey.

After Year 5, the developer identified a build-out rate of 60-80 dwellings per annum. However, given the site's size, existing completions, the agreed trajectory in the first 5 years, the trajectory used in previous years, and the Phasing Methodology (2023), this build out rate is considered to be low. Up to 130 dwellings per year has been projected previously. Therefore, on a precautionary basis, in line with the Phasing Methodology, 100 dwellings are

phased for 2030/31 and 2031/32. This is subsequently reduced to 80 dwellings for two years, followed by the remaining 32 dwellings in 2034/35.

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.

There are no known concerns over infrastructure provision. Taylor Wimpey have already provided the construction road for Parcel B, as previously agreed, in order 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 agreement (dated June 2021).

The site has detailed planning permission for Phases 1 and 2C. Construction has started, including the demolition of an existing dwelling and completion of 129 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	2025/26 Year 1	2026/27 Year 2	2027/28 Year 3	2028/29 Year 4	2029/30 Year 5
CA/17/01866	60		35	60	85
CA/24/01324 - Phase 2C		33	68	38	
CA/17/01866 - 80 bed care home				80 ¹	

Signatures

Site 3: Land at Hillborough (Parcel A)

Taylor Wimpey

joanna webb

Name.....

Signature.....

Date 29/9/25.....

Canterbury City Council

Name..... Louise Randall

Signature.....

Date 15/10/2025.....

¹ 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 Vistry

For

Site 5: Land at Strode Farm

Summary

A hybrid application was registered in 2015. The application was then subject to an appeal where consent was granted August 2018. The 2018 consent grants an outline element for up to 800 dwellings. A S106 agreement has been agreed and signed in 2018. The reserved matters application for Phase A has been granted, and 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 granted in 2018, a reserved matters application covering Phase A for 128 dwellings was approved in May 2022. In addition, Phase C and D for 296 dwellings and Phase B for 104 dwellings had reserved matters applications granted in May and June 2025 respectively.

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/25/00111 - Phase C and D for 296 dwellings
Decision notice issued	12/05/2025	Granted Planning Permission

Registration of reserved matters planning application	January 2025	CA/25/00111 - Phase B for 104 dwellings
Decision notice issued	30/06/2025	Granted Planning Permission
Work on site commenced (including demolition)	2024	
Dwelling completions	8	

Amount of affordable units

Phase	Affordable units	Total dwellings on site	Percentage affordable
B	32	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 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.

Summer 2025 survey response

The Council circulated a survey in summer 2025, seeking initial views on anticipated delivery of the site and any other factors impacting on the delivery of the site.

The developer responded to reiterate that the residential units will be bought forward in six phases. The developer identified the phasing trajectory to be 95 in Year 1, 47 in Year 2, 76 in Year 3, 71 in Year 4, and 92 in Year 5. Beyond the 5-year period, they forecast delivery of 60 dwellings per year up to the forecasted completion in 2035/36. They anticipate that a final reserved matters application will be submitted within Q1 or Q2 of 2028.

Agreed Site Commentary

Phase A (128 dwellings) was approved in 2022, and is currently under construction. Phase B (104 dwellings) and Phases C and D (296 dwellings) have both had reserved matters applications granted in 2025.

The following two phases (E and F) are anticipated to be submitted in the same reserved matters application in Q1 or Q2 of 2028, which would meet condition 3 of the outline planning permission which requires all reserved matters applications be submitted to the council by August 2028.

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 agreed with the phasing for the first 5 years. However, to ensure that the site is built out by 2035/36, the annual phasing for 2030/31 to 2034/35 has been increased to 70 per year, with the remainder in 2035/36. This aligns with the amount of development phased within the first 5 years and the Phasing Methodology, and therefore is considered achievable.

Therefore, the site is considered deliverable and has been phased in line with the Phasing Methodology.

Deliverability checklist

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

Deliverability Checklist	Yes	No
Is the developer part of the Housing Delivery Group and engaged in discussions on delivery with the Council	Y	
Was direct information from the developer/ house builder obtained (i.e via the survey circulated in the summer or by general correspondence)	Y	
Was phasing discussed with case officer for known site issues/ progress	Y	
Was the phasing reviewed in light of the planning status, and any available evidence on the site, its ownership, viability or infrastructure requirements	Y	
Was phasing 'sense checked' against Phasing Methodology	Y	

Agreed Site Phasing

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

Housing Delivery Phasing	2025/26	2026/27	2027/28	2028/29	2029/30
	Year 1	Year 2	Year 3	Year 4	Year 5


CA/15/01317					
CA/21/01800 - Phase A	95	25			
CA/24/01689 - Phase C and D		22	76	66	82
CA/25/00111 - Phase B				5	10

Signatures

Site 5 Land at Strode Farm

Vistry

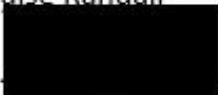
Name..... Alex Hodge

Signature.. 

Date..... 08.09.25

Canterbury City Council

Name..... Louise Randall

Signature.. 

Date.. 16/09/2025

Statement of Common Ground between Canterbury City Council and Kent County Council

For

Site 10: Land at Ridlands Farm/ Hospital Site

Summary

The site is allocated in the 2017 Adopted Local Plan for the provision of 310 dwellings. It has two landowners: Kent County Council and Canterbury City Council.

Current Planning Status

There currently no planning permissions associated with this site.

Summer 2025 survey response

The Council circulated a survey in summer 2025, seeking initial views on anticipated delivery of the site and any other factors impacting on the delivery of the site

Kent County Council responded to advise that a detailed planning application could be submitted in 2027/ 28.

Agreed Site Commentary

Work is currently underway by both landowners to allow a detailed planning application to be submitted around 2027/28. There are no ownership, viability or further infrastructure provision concerns, although it is likely that a third party will be bought on board for construction.

The Council's Phasing Methodology (2023) anticipates first completions three years after a detailed planning application is submitted for a medium site, like this one. The site is expected to provide specific mitigation measures as it will contain more than 300 dwellings. Mitigation measures have previously been agreed on other sites, so these are not expected to impact lead-in times.

Therefore, first completions would be anticipated in 2030/31.

The Council's adopted Local Plan (2017) confirmed an anticipated build-out across six years, with 50 dwellings per year for the first five years and 60 dwellings in the final year. No

new information that is likely to affect the build-out rate has been identified so this trajectory is still considered appropriate.

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 agreed between parties.

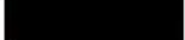
	First 5 years (2025/26 - 2029/30)	2030/31 Year 6	2031/32 Year 7	2032/3 3 Year 8	2033/34 Year 9	2034/35 Year 10	2035/36 Year 11
Housing Delivery Phasing	0	50	50	50	50	50	60

Signatures

Site 10 Land at Ridlands Farm

Kent County Council

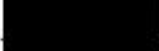
Name Matthew Blythin (DHA Planning on behalf of Kent County Council)

Signature. 

Date 20th October 2025

Canterbury City Council

Name..... Louise Randall

Signature..... 

Date 21/10/2025