

Draft Canterbury District Local Plan 2040
Regulation 18 Consultation 2024

DEVELOPMENT TOPIC PAPER

(FEBRUARY 2024)



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Executive Summary

- E1. This topic paper sets out the background to the council's approach to development in the draft Canterbury District Local Plan (2020/21 - 2040/41); drawing on key evidence such as the Housing Needs Assessment (2021, 2024), the Retail and Leisure Study (2020, 2022) and the Economic Development and Tourism Study (2020, 2022, 2024). This paper explains the justification for the spatial growth strategy selected for the draft Local Plan, as well as the sites selected for proposed allocations.

Local Housing Need

- E2. Chapter 2 identifies the draft Local Plan's current Local House Need as 1,149 homes per year, creating a need for a total of 24,129 over the Local Plan period.
- E3. This figure is created by using the up-to-date household growth projection figures and affordability ratio in the government standard methodology. The NPPF (2024) clearly states that this methodology can only be deviated from in exceptional circumstances and gives the example of 'include areas that are islands with no land bridge that have a significant proportion of elderly residents'.
- E4. The council cannot demonstrate exceptional circumstances, such as those exemplified in the NPPF, and are therefore required by national policy to plan for the need identified by the standard methodology.

Employment needs

- E5. The Economic Development and Tourism Study Focused Update (2023) has identified employment need forecasts for the district. As set out in Chapter 2 the employment needs for the district are:
- Office E(g)(i)/(ii) - 30,780sqm
 - Light Industrial E(g)(iii) - 45,160sqm
 - General Industrial (B2) - 11,200sqm
 - Storage and Distribution (B8) - 53,960sqm

Retail Needs

- E6. As set out in Chapter 2, the retail needs for the district have been informed by The Retail and Leisure Study Update (May 2022), which identifies a need for:
- Convenience goods - 414sqm
 - Comparison goods - 5,290sqm

Spatial growth strategy for the district

- E7. The spatial growth strategy for the district is set out in Chapter 3, and can be summarised as:

- Canterbury Urban Area as the principal focus for development in the district.
 - Whitstable and Herne Bay Urban Areas as the secondary focus, where development will be principally driven by the need for new infrastructure including new secondary schools, a SEN school and improved transport connectivity, such as a new A299 slip road.
 - A new freestanding settlement North of the University of Kent will be pursued to meet a proportion of growth.
 - Proportionate development will be allocated at Rural Service Centres at a suitable scale which supports the function and character of the settlement.
 - A limited amount of growth will be allocated at Local Service Centres, where suitable sites are available, at a suitable scale which supports the function of the settlement.
 - No residential development will be allocated in the countryside.
- E8. The Transport Strategy has been updated since the previous draft Local Plan (2022). The Eastern Movement Corridor and Circulation Plan have been removed. The new strategy focuses on sustainable transportation including provision of buses and improved walking and cycling connectivity, which will also help to contribute to the Net Zero goals of the district.

Site Selection

- E9. The draft Local Plan proposes to allocate land to deliver 9,346 homes including 775 older persons bedspace, 103,866sqm of employment floorspace, and retail / commercial floorspace, in addition to allocations carried forward from the 2017 Local Plan.
- E10. A number of Call for Sites exercises have been undertaken by the council, and all sites submitted have been assessed in the Strategic Land Availability Assessment (2022, addendum 2023) and Sustainability Appraisal of the Strategic Land Availability Assessment (2023). These assessments take into account a number of factors including, but not limited to, the sustainability of the site (e.g. travel time to key facilities) and impacts on the landscape/townscape/seascape, heritage assets and the transport network.
- E11. A total of 54 sites were assessed as being suitable, available and achievable, following the methodology outlined in Chapter 4. Of these, 43 have been allocated in the draft Local Plan.
- E12. Sites have been allocated in Canterbury, Whitstable, Herne Bay and rural areas of the district, in line with the spatial growth strategy. Wherever possible, the council has prioritised the redevelopment of previously developed land. Chapter 4 outlines the proposed site allocations, including the new settlement north of the University of Kent, and justifications for their inclusion in the draft Local Plan.

- E13. This chapter, read in conjunction with Chapter 9, provides the justification for the allocation of Canterbury Business Park, including our assessment of compliance with the NPPF tests for development in the AONB. Overall, it is considered that there are exceptional circumstances which justify the proposed allocation and the expansion of the existing Canterbury Business Park for B8 uses is within the public interest and in line with the NPPF policies on major development within the AONB.
- E14. Following the Regulation 18 draft Local Plan (2022) consultation, a number of site allocations have been removed from the plan due to concerns around deliverability and/or unresolved fundamental technical constraints. The following sites have been removed, as set out in Chapter 4 and Appendix C:
- **Land south of Littlebourne Road, Canterbury** (1,400 dwellings) - transport infrastructure constraints;
 - **Land south of Bekesbourne Lane, Canterbury** (645 dwellings) - transport infrastructure constraints;
 - **Canterbury Golf Club** (74 dwellings) - ecology constraints and loss of sports facility;
 - **Land at Golden Hill, Whitstable** (120 dwellings) - land availability constraints, land now identified as a Green Infrastructure space;
 - **Mill Field, Blean** (36 dwellings) - pedestrian and cycle accessibility and land availability constraints;
 - **Land to the west of Rattington Street, Chartham** (170 dwellings) - access and transport infrastructure constraints;
 - **South Aylesham** (420 dwellings) - transport infrastructure and landscape constraints;
 - **37 Kingsdown Park** (7 dwellings) - land availability constraints;
 - **Land at Cooting Farm, Adisham** (3,200 dwellings) - transport and landscape constraints.

Settlement boundaries

- E15. The settlement boundary methodology is set out in Chapter 5. Urban Areas, Rural Service Centres and Local Service Centres have had settlement boundaries developed which reflect the built confines of the settlements and the new development planned for the district. These are also shown on the draft Policies Map. Areas of the district outside of the urban areas and the rural settlement boundaries are designated as countryside where development will generally be restricted.

Town Centre boundaries

- E16. The 2017 Local Plan town centre boundaries were reviewed following recommendations from the Retail and Leisure Study to consolidate town centre uses to a tighter boundary. Further changes were made following representations to the draft Local Plan (2022) consultation, such as the addition of Canterbury Cathedral and Herne Bay pier into their

respective town centre boundaries. The town centre boundaries are discussed in more detail in Chapter 6.

Neighbourhood Plans

- E17. There are six designated areas in the district which are in the process of producing neighbourhood plans. Housing requirement figures have been identified for these areas, in addition to the sites proposed through the Regulation 18 draft Local Plan (2024). Chapter 7 of this topic paper sets out how their neighbourhood plan housing requirement figures were calculated.

Meeting the district's housing needs

- E18. Chapter 8 demonstrates that the draft Local Plan (2024) proposes a sufficient supply of deliverable and developable allocations to meet the identified housing need.
- E19. Based on the identified housing land supply components, the draft Local Plan (2024) includes 26,466 dwellings against the need for 24,129 dwellings which means there is a 9.7% buffer across the draft Local Plan. 12.5% of these land supply components are on small sites, demonstrating that the draft Local Plan (2024) meets the NPPF requirement to provide 10% of the housing requirement on small sites.
- E20. Chapter 8 also sets out how the draft Local Plan (2024) provides for different groups in our communities including:
- Breakdown of the ward locations of the new draft allocations
 - Affordable Housing
 - Housing Mix
 - Students
 - Older people
 - People with disabilities
 - People who rent
 - Families with children
 - Key workers
 - Gypsy and travellers
 - Self- and custom- build housing
 - Service Families
 - Children in care

Meeting the district's employment needs

- E21. Chapter 9 demonstrates that the draft Local Plan (2024) proposes a sufficient supply of deliverable and developable allocations to meet the identified employment need.

- E22. This includes 8 new draft allocations for employment uses, and the allocation of 4,000sqm of business space on the 4 allocations for more than 300 homes (Policy C6 - Land at Merton Park, Policy C7 - Land to the North of Hollow Lane, Policy C12 - Land north of the University of Kent and Policy W4 - Land at Brooklands Farm).
- E23. This chapter, read in conjunction with Chapter 4, provides the justification for the allocation of Canterbury Business Park, including our assessment of compliance with the NPPF tests for major development in the AONB.

Meeting the district's retail needs

- E24. Along with an allocation at Altira Commercial Area, Herne Bay to meet a proportion of the district's retail needs, policies in the draft Local Plan (2024) support more retail and commercial development in the designated Commercial Areas, city and town centres, local centres and village centres.
- E25. Further retail and commercial floorspace has been allocated at the large strategic sites to enable the creation of sustainable communities, in line with the NPPF. Chapter 10 demonstrates that the draft Local Plan proposes a sufficient supply of deliverable and developable allocations to meet the identified retail need.

European Goals

- E26. Chapter 11 demonstrates how the policies within the draft Local Plan (2024) are designed to contribute to the 17 Sustainable Development Goals

1. Introduction

- 1.1. A Development Topic Paper (2022) was produced alongside the Regulation 18 draft Local Plan consultation in 2022. Since then draft Local Plan consultation representations have been received and analysed, additional monitoring data has been produced, legislation has been updated, and the draft Local Plan has been changed including the time period and allocations. Therefore, this document, Development Topic Paper (2024), takes account of all the changes and as such fully replaces the 2022 Development Topic Paper.
- 1.2. This topic paper sets out the background to the council's approach to development in the draft Canterbury District Local Plan (2020/21 - 2040/41); drawing on key evidence such as the Housing Need Assessment (2021, 2024), the Economic Development and Tourism Study (2020, 2022, 2024) and the Retail and Leisure Study (2020, 2022).
- 1.3. This paper explains the justification for the spatial growth strategy selected for the draft Local Plan, as well as the sites selected for proposed allocations. It demonstrates that the draft Local Plan proposes a sufficient supply of deliverable and developable allocations to meet the identified housing, employment and retail needs.
- 1.4. Several areas in the district are progressing with Neighbourhood Plans, so this topic paper also sets out how their neighbourhood plan housing requirement figures were calculated.
- 1.5. This paper also details the council's proposed approach to a range of specialist housing needs, such as for:
 - affordable housing
 - student accommodation (including the proposed approach to Houses in Multiple Occupation (HMOs))
 - older persons' accommodation
 - people with disabilities
 - people who rent
 - families with children
 - key workers
 - accommodation needs of gypsy and travellers
 - self-build
 - service families
- 1.6. The methodology for settlement and town centre boundaries are explained, alongside information on how the draft Local Plan aligns with the Sustainable Development Goals and other European goals.

1.7. The policies in the draft Local Plan, and as such the information in this Topic Paper, have been prepared in line with the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG). They have been informed by a number of evidence base documents which will be identified where appropriate.

2. Development needs

Housing Market Area

- 2.1. Although Housing Market Areas (HMA) are no longer required under the NPPF as the basis for determining what was previously known as “objectively assessed housing needs” (having been replaced by the newer “standard methodology”), they still provide an useful understanding of the geography and the economic and migration factors of the local housing market. The Canterbury District Strategic Housing Market Assessment 2018 (SHMA) provides information on our HMA.
- 2.2. The 2018 SHMA states that there are strong migration links between the Canterbury district, Dover and Thanet. However, there are clear price differences between Canterbury and Margate and Ramsgate and Dover town which suggests that Canterbury’s HMA does not extend as far as the coastal towns.
- 2.3. A conclusion was reached which stipulates that a Canterbury focused HMA only covers parts of Thanet and parts of Dover (which also does not contain the district’s main settlements).
- 2.4. Engagement with neighbouring authorities and the production of statements of common ground demonstrate an agreement that each Local Planning Authority will meet its own housing requirements within its own administrative boundary. This helps to demonstrate that surrounding authorities can and will aim to meet their own housing needs, allowing Canterbury to be considered as a self-contained HMA for the purpose of preparing the draft Local Plan.
- 2.5. London is not considered part of the Canterbury HMA. Engagement is ongoing through the Kent Planning Policy Forum on the London Plan and associated issues, and a representative from the Greater London Authority attends the meeting as required. These discussions are county wide and no housing figure has been identified for the Canterbury district.

Local Housing Need

- 2.6. The revised NPPF (December 2023) includes new policies on how local plans are expected to deliver a sufficient supply of homes.
- 2.7. In order to identify the number of homes needed, the NPPF states that a standard methodology to calculate the Local Housing Need (LHN) should be used, unless there are exceptional circumstances. Based on the example in footnote 25 of the NPPF, and the stringent nature of demonstrating an exceptional circumstance (e.g. a high student

population would not be an exceptional circumstance relating to demographic characteristics of an area as many local planning areas have the same characteristics), the council does not believe an exceptional circumstance can be demonstrated.

- 2.8. Therefore, the draft Local Plan aims to meet the Local Housing Need calculated as per the standard methodology set out in the PPG on housing and economic needs assessment. The level of growth required under the standard methodology will help facilitate affordable housing, infrastructure and employment growth.
- 2.9. The Housing Need Assessment (HNA) 2021¹ was produced based on the standard methodology and in line with national guidance. This identified a need of **1,120** homes per year, creating a total need of **22,400** new homes over the Local Plan period of 2020-2040.
- 2.10. The draft district vision and Local Plan options consultation 2021 contained different scenarios in terms of housing need. There were 6 options with different spatial distributions. However, they all either aimed to meet the LHN or provide an additional 6,000 - 9,000 homes.
- 2.11. The Regulation 18 draft Local Plan (2022) aimed to meet the local housing needs for 2020 - 2045 using the affordability ratio published in March 2022². Using the standard methodology this meant a LHN of **1,252** homes per year, creating a need for a total of **31,300** in the Regulation 18 draft Local Plan (2022).
- 2.12. As set out in Chapter 3, having considered the results and differences between the previous SA, all consultation responses, including key stakeholders, and key pieces of evidence, the plan period has been reduced from 2044/45 to 2040/41. This means it is in keeping with the national policy requirement of a minimum 15 years from adoption, the best reflection of concerns and representations made, and minimises some of the significant negative impacts of the Local Plan.
- 2.13. In addition, in March 2023 revised affordability ratios were published. Canterbury district's local affordability ratio changed from 12.86 to 10.46, which is even lower than the 2021 affordability ratio.
- 2.14. The standard methodology includes a cap, which this year would put the LHN at 1,146 homes per year, on the basis that the adopted Local Plan became over five years old after 17 July 2022. Therefore, for Canterbury district, the highest of the two options in the PPG is

¹ A Housing Need Assessment was published as part of the Draft district vision and Local Plan options consultation in March 2021. Shortly after, the government introduced First Homes, so a revised version was produced and published in September 2021. This September 2021 document is the version used throughout this document and informs the draft Local Plan.

² The revised March 2022 affordability ratio for Canterbury district changed from 11.19 to 12.86

'40% above the projected household growth for the area over the 10 year period identified in step 1'³.

- 2.15. However, as there is a high need for affordable housing within the district and the difference is only 3 dwellings per year, the council is not proposing to include a cap.
- 2.16. Therefore, LHN figure identified is currently 1,149 homes per year, creating a need for a total of 24,129 new homes over the Local Plan period of 2020-2041 (see Table 2.1).

Table 2.1: Local Housing Need calculation

Steps	Result
Step 1: Household Growth ⁴	818 (per year)
Step 2: Affordability adjustment factor Local affordability ratio: 10.46 $\text{Adjustment factor} = \left(\frac{\text{Local affordability ratio} - 4}{4} \right) \times 0.25 + 1$	1.40375
Canterbury LHN = Household growth x affordability adjustment factor	1,149
Step 3: Cap and Step 4: Cities and urban centres uplift	N/A

- 2.17. The housing need over the draft Local Plan period is set out in ***Policy SS3 - Development Strategy for the district.***
- 2.18. Further information on how the draft Local Plan will meet our district's housing needs is set out in Chapters 3, 4 and 8.

Employment needs

- 2.19. The Economic Development and Tourism Study Focused Update (2023) provides an update, from that within the 2022 study. The employment needs are set out in the two identified growth scenarios: Labour demand and Labour supply⁵.

³ Housing and economic needs assessment PPG (step 3 and paragraph 007)

⁴ Based on MHCLG's 2014-based household projections (see Chapter 2 of the Housing Needs Assessment 2021)

⁵ *Canterbury Economic Development and Tourism Study Focused Update (2023), p.8*

Table 2.2: Labour demand and Labour supply employment need scenarios (2020 - 2041).

Use	Labour demand (GEA sqm)	Labour supply (GEA sqm)
Office E(g)(i)/(ii)	30,780	13,145
Light Industrial E(g)(iii)	45,160	19,245
General Industrial (B2)	11,200	4,810
Storage and Distribution (B8)	53,960	23,123
Total	141,100	60,320

- 2.20. Both scenarios have been recalculated based on the Local Plan period of 2020/21 - 2040/41. The labour demand scenario is based on Experian’s economic forecast and considers the effects of Covid-19. On the other hand, the labour supply scenario is based on population projections only. Therefore, the labour demand scenario has been used to identify the need for employment land in the district.
- 2.21. Being the higher of the two, the Labour demand scenario will encourage employment related development in the district which will provide options and flexibility in the market without over saturating it, in line with NPPF policies. It will also support further jobs, thus improving the district's economy which is a clear priority for the draft Local Plan.
- 2.22. The employment need over the draft Local Plan period is set out in **Policy SS3 - Development Strategy for the district.**
- 2.23. Further information on how the draft Local Plan will meet our district’s employment needs is set out in Chapters 3, 4 and 9.

Retail needs

- 2.24. The Retail and Leisure Study Update (May 2022) states, ‘The long term projections to 2045 should be treated with caution due to the inherent uncertainties described earlier. The priority for the emerging Local Plan should seek to accommodate retail floorspace projections over a 10 year period or up to 2035⁶. This is consistent with the NPPF which urges caution over longer term projections for retail needs.

⁶ Paragraph 2.42

Table 2.3: Retail need forecasts for Canterbury District (sqm net) (cumulative)⁷

	2025	2030	2035	2040	2045
Convenience goods	-1,555	-623	414	1,383	2,517
Comparison goods	-360	2,707	5,290	8,688	13,295

- 2.25. As a 10 year period from the start of the Local Plan would be until 2030, the retail needs until 2035 have been used for the purposes of the development strategy. This will mean that the draft Local Plan will still plan for the minimum 10 years from the anticipated adoption date of 2024.
- 2.26. The retail need over the draft Local Plan period is set out in **Policy SS3 - Development Strategy for the district.**
- 2.27. Further information on how the draft Local Plan will meet our district’s retail needs is set out in Chapters 3, 4 and 10.

⁷ Based on tables 2.2 and 2.3

3. Spatial Growth Strategy for the District

Initial development

- 3.1. During the early stages of developing the new Local Plan, the council ran an ‘issues’ consultation in 2020 and a ‘Draft district vision and Local Plan options’ consultation in 2021.
- 3.2. Six spatial growth options were consulted on at the ‘options’ consultation stage:
 - **Preferred growth option (Canterbury Focus C), Canterbury Focus A, Canterbury Focus B** - these three options involved growth focused on Canterbury with more limited growth at the coast and villages. Options B and C both included providing an additional 5,000 - 8,000 homes, above LHN, to fund significant infrastructure.
 - **Coastal focus** - growth focused in Whitstable and Herne Bay with more limited development in Canterbury.
 - **Rural focus** - growth focused in sustainable rural areas, with some growth at villages and hamlets, and more limited growth at Canterbury, Whitstable and Herne Bay
 - **New freestanding settlement** - growth focused at a new freestanding settlement, with more limited growth in Canterbury, Whitstable and Herne Bay and rural areas
- 3.3. These were “theoretical” or “extreme” growth scenarios, not informed by land availability, to ascertain the public’s priorities for the spatial distribution of growth. It was always clear that additional evidence, such as land availability, would need to be considered as the council developed its preferred growth strategy.
- 3.4. The consultation responses showed growth focused in Canterbury to be preferred, followed by growth focused at the coast and the new freestanding settlement option.

Developing a deliverable spatial strategy

- 3.5. Following consultation on the Draft District Vision and Local Plan Options consultation in 2021 the council progressed with the Preferred growth option (Canterbury Focus C). However, given concerns around the deliverability of the scale of growth over the period to 2040, the period of the Local Plan was extended to 2045 to ensure that the site allocations and infrastructure projects could be delivered within the plan period.
- 3.6. Following an initial assessment of the submissions from the first call for sites, which was completed in spring 2021, it was considered that there were insufficient suitable sites in the Canterbury urban area to meet the district’s housing needs in this area alone. Similarly,

there were insufficient suitable sites at the coast to meet the district's housing needs, and very limited land availability in the rural areas.

- 3.7. Even when combining the suitable sites at Canterbury, those at the coast and a modest supply from sites at the most sustainable rural settlements, there was still a very significant shortfall in supply against the total housing needs of the district.
- 3.8. The second call for sites was launched in May 2021, in an effort to identify additional sites to meet the housing needs. As part of the second round of the Call for Sites, the council also undertook a process to proactively contact owners of land adjacent to large sites assessed as suitable in the first round of assessment. Additionally, as the creation of a new freestanding settlement received positive feedback at the options consultation, the council contacted landowners to ascertain potential availability following a high level review of potential locations for a new freestanding settlement, taking into account major constraints such as environmental and heritage designations. Possible locations were identified to the south-west of Yorkletts, north of Bekesbourne, west of Aylesham and east of Blean.
- 3.9. The second call for sites received fewer submissions than the first, and these were also assessed against the SLAA methodology. Additional suitable sites were identified in Canterbury, and also at the coast including some extensions to large suitable sites (as set out in Chapter 4 and Appendix C). However, while these additional sites helped to close the gap, there was still a very significant shortfall in supply against the total housing needs of the district over the period to 2045.
- 3.10. In terms of the potential new freestanding settlements, no sites were submitted to the south-west of Yorkletts and only one site was to the north of Bekesbourne which was of insufficient size to support a freestanding settlement. These two locations were not reasonable alternatives.
- 3.11. West of Aylesham was submitted under SLAA262, SLAA267 and SLAA268, and east of Blean was submitted under SLAA264. These are reviewed in Chapter 4 and Appendix C.
- 3.12. To summarise, land east of Blean⁸ was not considered suitable or appropriate for a free standing settlement due to its close proximity to the Blean Woods which has the potential to adversely impact the designated sites including Blean Complex SAC, Church Woods, Blean SSSI and Blean Woods NNR, the site includes West Blean & Thornden Woods SSSI and, moreover, there was no clear access strategy. Therefore, this site was not progressed.
- 3.13. The land submitted west of Aylesham was considered to be of a sufficient size, when combined, to provide an opportunity for a new freestanding settlement in the district, and

⁸ SLAA264 was considered alongside SLAA158C and SLAA158D

to address, in large part, the identified shortfall in supply against the district's housing needs.

- 3.14. Although there was more limited support for significant development at the rural settlements, the NPPF (Paragraph 83), states that 'to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.' A balance must be achieved however, between allowing new housing and the need to protect the character and heritage of the settlements themselves, as well as the surrounding countryside. To support the development of the Local Plan, the Rural Settlement Study (2020) was undertaken to identify the level of services and facilities available in settlements outside the city of Canterbury and the coastal towns of Whitstable and Herne Bay.
- 3.15. Sturry, Blean, Bridge, Chartham, Hersden and Littlebourne are identified as Rural Service Centres. These are highly sustainable settlements where residents can meet most of their day-to-day needs within the settlement itself. These 'Rural Service Centres' provide access to key services such as primary schools, nurseries/pre-schools, GP surgeries, community halls and convenience stores; and serve both residents within the settlement and in nearby smaller rural settlements. Rural Service Centres therefore play a critical role in supporting our rural communities and are suitable for a scale of growth that supports their function.
- 3.16. Adisham, Barham, Broad Oak, Harbledown, Hoath, Lower Hardres, Petham, Rough Common, Stuppington, Westbere and Wickhambreaux are identified as Local Service Centres. These settlements provide a more limited range of services and facilities compared to Rural Service Centres, however are still considered to be relatively sustainable in the wider context of the district. Many of these settlements have their own primary schools and shops, and will also serve residents in nearby smaller rural settlements. Local Service Centres therefore play an important role in supporting our rural communities and are suitable for a limited scale of growth that supports their function.
- 3.17. Rural settlements in the district classified as Villages or Hamlets have either no services or very limited services and are generally considered to be unsustainable locations for new housing development. All parts of the district outside of settlement boundaries of the Urban Areas, Rural Service Centres and Local Service Centres are therefore defined as countryside, where priority will be given to protecting the rural character of the district. Within the countryside the spatial strategy seeks to support agricultural development, including viticulture, and enable the protection and sensitive enhancement of existing community facilities and businesses to support the district's rural economy.

- 3.18. Through these processes, and informed predominantly by national policy, the consultation responses and by land availability, a blend of the growth options was therefore identified as the preferred spatial strategy including a focus on Canterbury, expansion at Whitstable, a new freestanding settlement, and limited expansion at the most sustainable rural settlements.
- 3.19. This formed the basis of the Draft Canterbury District Local Plan to 2045 (Regulation 18) consultation which took place between October 2022 and January 2023:
- Canterbury Urban Area as the principal focus for development in the district.
 - Whitstable and Herne Bay Urban Areas as the secondary focus, where development will be principally driven by the need for new infrastructure including schools and improved transport connectivity.
 - A new freestanding community pursued to meet a proportion of growth.
 - Proportionate development allocated at all Rural Service Centres at a suitable scale which supports the function and character of the settlement.
 - A limited amount of growth allocated at Local Service Centres, where suitable sites are available, at a suitable scale which supports the function of the settlement.
 - No residential development allocated in the countryside.

Refining the spatial growth strategy

- 3.20. Around 2,000 individuals and organisations provided representations on the draft Local Plan during the Regulation 18 consultation (2022) and some of the main themes which emerged were:
- opposition to the proposed transport strategy, including the eastern bypass around Canterbury;
 - widespread public perception of “over development” and links to the loss of agricultural land around Canterbury and Whitstable in particular; and
 - specific objections to the proposed new freestanding settlement at Cooting Farm, to the west of Aylesham.
- 3.21. The council therefore reconsidered the available evidence on the amount of growth to be planned for and the associated transport infrastructure.
- 3.22. Through the Draft District Vision and Local Plan Options consultation, and associated evidence (including the Sustainability Appraisal Report, May 2021) several strategic growth options were considered.

- 3.23. The Regulation 18 draft Local Plan consultation (2022) was based on the Preferred option (Canterbury Focus C) which was Canterbury focused development with an additional 14,000-17,000 homes, bypass and radical redesign of movement within the city. .
- 3.24. Another scenario however was Canterbury Focus A which was Canterbury focused, but with only the minimum amount of development required by the Government.
- 3.25. The SA of these two scenarios identified very similar results, with the key differences being Canterbury Focus C was likely to include significant negative effects on biodiversity (SA objective 3), landscapes (SA objective 5) and land use (SA objective 11) compared to minor negative effects of Canterbury Focus A.
- 3.26. On the other hand, Canterbury Focus C had significant positive effects on economy (SA objective 12) compared to minor positive effects with uncertainties due to lack of detailed schemes, and significant positive effects on transport (SA objective 13) and sustainable communities (SA objective 14) compared to minor positive effects of Canterbury Focus A.
- 3.27. Having considered the results and differences between the previous SA, all consultation responses, including key stakeholders, and key pieces of evidence, it is considered that reducing the plan period from 2044/45 to 2040/41 to align with the national policy requirement of a minimum 15 years from adoption, and aligning the spatial growth strategy with Canterbury Focus A would be the best reflection of concerns and minimise some of the significant negative impacts of the Local Plan.
- 3.28. The new draft Local Plan (2024) therefore provides for significantly fewer homes than previously proposed, however meets government requirements on housing supply as set in Chapter 2.
- 3.29. The Transport Strategy has also been changed, which will provide more positive effects as it focuses on sustainable transportation rather than the previous Circulation Plan and the construction of new bypasses which would have required significant new road infrastructure. The previous Transport Strategy was heavily opposed through the Regulation 18 draft Local Plan (2022) consultation. Numerous local and national organisations and statutory bodies raised objections to the Eastern Movement Corridor (EMC). Natural England, Kent Wildlife Trust and other environmental organisations raised significant concerns around the impact of the new road on the Chequer's Wood and Old Park SSSI. Historic England raised significant concerns about parts of the proposed EMC being routed through Fordwich Conservation Area. There were also significant concerns around third party land and a suitable routing of the EMC.

- 3.30. Further information explaining the change in Transport Strategy is available within Chapter 4 of the Transport Strategy.
- 3.31. Given the nature of the consultation outcomes, it was considered that the principles of the spatial growth strategy itself remained appropriate. However by changing to a sustainable transport based Transport Strategy and aligning the local plan period with the national policy minimum 15 years from adoption, there was an opportunity to respond positively to concerns from the community by proportionately reducing draft housing allocations in line with the spatial strategy.
- 3.32. Since publication of the SLAA (July 2022) further information was provided on previously submitted sites and additional sites were also submitted. These were assessed in the Addendum to the SLAA Document (December 2023), and further information is available in Chapter 4, including where sites were found suitable and allocated.
- 3.33. The Rural Settlement Study was also reviewed in light of representations made through the previous Regulation 18 draft Local Plan consultation. This is set out within the Rural Settlement Study Review (October 2023). However, no changes were made to the Rural Settlement Hierarchy.
- 3.34. As less dwellings are required due to the change in plan period, sites with concerns around deliverability and other fundamental technical constraints were re-examined and the following sites were removed, as set out in Chapter 4 and Appendix C:
- **Land south of Littlebourne Road, Canterbury** (1,400 dwellings) - transport infrastructure constraints;
 - **Land south of Bekesbourne Lane, Canterbury** (645 dwellings) - transport infrastructure constraints;
 - **Canterbury Golf Club** (74 dwellings) - ecology constraints and loss of sports facility;
 - **Land at Golden Hill, Whitstable** (120 dwellings) - land availability constraints, land now identified as a Green Infrastructure space;
 - **Mill Field, Blean** (36 dwellings) - pedestrian and cycle accessibility and third party land availability constraints;
 - **Land to the west of Rattington Street, Chartham** (170 dwellings) - access and transport infrastructure constraints;
 - **South Aylesham** (420 dwellings) - transport infrastructure and landscape constraints;
 - **37 Kingsdown Park** (7 dwellings) - land availability constraints;
 - **Land at Cooting Farm, Adisham** (3,200 dwellings) - transport and landscape constraints.

- 3.35. The proportionate reduction of housing allocations at Canterbury, the coastal towns and the rural settlements reflected the continuation of the spatial strategy, however the removal of Land at Cooting Farm meant that an alternative freestanding settlement would be required.
- 3.36. Through representations on the draft local plan, the promoter for the Land north of the University of Kent campus (SLAA158 parcel B, C and D) submitted additional technical evidence to address matters of suitability and availability, including the provision of a secondary access point which had been one of the principal reasons for the site being assessed as unsuitable in the SLAA (2021). Following the re-assessment of the site (SLAA319) the SLAA processes concluded that the site was technically suitable.
- 3.37. Alongside the proportionate removal of sites as set out above, the inclusion of the Land north of the University of Kent site as an alternative freestanding settlement to Cooting Farm, means that the principles of the spatial strategy that underpins the Draft Canterbury District Local Plan 2040 (Regulation 18) consultation 2024 remain consistent with the previous Regulation 18 draft Local Plan (2022). The new allocation for Land north of the University of Kent therefore supersedes the draft policy from the previous Regulation 18 draft Local Plan consultation (2022), which identified that the area may come forward for development over the longer term.
- 3.38. This can be summarised as follows:
- Canterbury Urban Area as the principal focus for development in the district.
 - Whitstable and Herne Bay Urban Areas as the secondary focus, where development will be principally driven by the need for new infrastructure including schools and improved transport connectivity.
 - A new freestanding community will be pursued to meet a proportion of growth.
 - Proportionate development will be allocated at Rural Service Centres at a suitable scale which supports the function and character of the settlement.
 - A limited amount of growth will be allocated at Local Service Centres, where suitable sites are available, at a suitable scale which supports the function of the settlement.
 - No residential development will be allocated in the countryside.
- 3.39. Details of the strategy for employment and retail allocations are provided in Chapters 9 and 10 respectively.

4. Site Selection

Appraisal of Sites and Site Selection Process

- 4.1. The SLAA identifies a supply of sites in the district which are suitable, available and achievable for development over the Local Plan period. Between February 2020 and July 2021, 305 sites were submitted, of which the SLAA identified 47 sites as suitable, available and achievable for the development use proposed, with any identified constraints likely to be effectively mitigated.
- 4.2. A further 20 submissions were assessed between July 2022 and June 2023, of which the Addendum to the SLAA document (2023) identified 7 additional sites as suitable, available and achievable for the development use proposed, with any identified constraints likely to be effectively mitigated. This has increased the number of suitable, available and achievable SLAA sites from 47 to 54.
- 4.3. The Addendum to the SLAA document (2023) also identifies 52 SLAA assessments which were challenged through representations submitted to the draft Local Plan (2022) Regulation 18 consultation. 7 sites had their assessments amended due to updated information provided or errors identified in the previous assessment. However, no sites had their suitability, or achievability status changed as a result. One site had its availability status changed to unavailable, reducing the number of suitable, available and achievable SLAA sites from 54 to 53.
- 4.4. As part of the Sustainability Appraisal of the draft Local Plan site specific Sustainability Appraisal assessments were carried out on all SLAA sites that passed Step 1: Initial Consideration of the SLAA process and were reviewed as part of Step 2: Detailed Consideration. Each site was appraised using the detailed assessment criteria and associated assumptions set out in the Sustainability Appraisal (SA)⁹.
- 4.5. The findings of the SLAA and site specific SA are summarised for each site in Appendix C. Of the sites proposed for allocation, no sites were identified in the SA to have fundamental constraints and there is considered to be sufficient scope to mitigate the significant adverse effects identified through the SA. The site allocation policies set out a number of key considerations for each site including: design and layout; landscape and green infrastructure; and access and transportation to address these issues.
- 4.6. In determining the sites to be proposed as allocations in the draft Local Plan the council has considered the following:

⁹ see Sustainability Appraisal Report

- The spatial strategy for the district and the district settlement hierarchy;
- The SLAA and SA outcomes;
- Other Local Plan evidence such as transport modelling, economic needs assessments and housing needs assessments.

4.7. In order to maximise the potential of previously developed land, all brownfield sites identified in the SLAA as suitable, available and achievable are proposed for allocations or as broad locations/ opportunity areas for development. In areas where the council is seeking to allocate a limited amount of development, priority has been given to brownfield sites.

Proposed Sites

4.8. The Local Plan proposes to allocate land to deliver 9,346 homes including 775 older persons bedspace, and the council’s economic growth strategy over the Local Plan period. The strategy for each settlement in the district is outlined below. Further site specific details regarding the reasoning for site selection are provided in the summary SLAA and SA result table in Appendix C.

4.9. The SLAA set out the methodology for calculating development potential and includes an estimated yield for all suitable, available and achievable sites. The parameters used to determine the allocation quantum for residential development are set out in Table 4.1.

Table 4.1 - Residential Development Parameters

Size of site	Developable Area	Average density (dph) ^[1]	Infrastructure Considerations
16ha+	54%	35	Policy DS24 requires sites over 7.5ha to provide all types of open space on site. Sites of c.300+ homes will typically require some onsite non-residential uses (7% ^[3] of total site area).
7.5 - 15.9 ha	58%	35	Policy DS24 requires sites over 7.5ha to provide all types of open space on site.
3.5 - 7.4 ha	60%	35	Policy DS24 requires sites of this size to provide all types of open space on site, with the exception of allotments and outdoor sports (for which off site contributions will be required).
Below 3.4ha	78%	35	Policy DS24 requires sites below 3.4ha to provide open space that may consist of play and/or green corridors / amenity green space, as appropriate, on site. (Off site contributions apply for parks & gardens, fixed play, outdoor sport and semi natural open space)

Size of site	Developable Area	Average density (dph) ^[1]	Infrastructure Considerations
Any suitable urban site	88%	80 ^[2]	Policy DS24 requires sites below 3.4ha to provide open space that may consist of play and/or green corridors / amenity green space, as appropriate, on site. (Off site contributions apply for parks & gardens, fixed play, outdoor sport and semi natural open space)

[1] In accordance with Policy DS6. Alternative densities have been proposed where appropriate based on a site's location/ characteristics.

[2] Flatted development.

[3] Based on a review of current and proposed developments in Canterbury District.

- 4.10. In developing the draft Local Plan, the council has had to have regard to key infrastructure requirements, such as for schools and transportation, and the infrastructure requirements for each site. In addition to any allowances attributed through the SLAA, such as for open space, specific deductions have therefore been made to the developable area of a site where supporting infrastructure is required, for example for a new primary school. The Draft Infrastructure Delivery Plan (2024), sets out the justification for infrastructure provision across the proposed sites.
- 4.11. Policy DS2 requires sites for 300 or more dwellings to provide a minimum of 10% of the homes as older persons housing. The older person's accommodation is to be located alongside proposed community facilities, as discussed in Chapter 6.
- 4.12. Where sites have existing community, commercial and leisure uses on the site, the quantum of existing floor space is to be retained.
- 4.13. The SLAA considered each site individually. Further consideration has been given to how neighbouring sites could work together to deliver development and some sites have been combined to form a single allocation.
- 4.14. The specific calculations for each site are provided in Appendix C. For reference, a note has been included for each site, detailing where a site yield is the same as the SLAA assessment, has been changed, or if it was not considered as part of the SLAA as the site was not then identified as suitable, available and achievable.
- 4.15. In line with advice from the Planning Inspectorate on the draft Local Plan (2022), existing Local Plan 2017 allocations are to be carried forward unless a site has been shown to be no longer available, or where changes are proposed and the existing policy is to be replaced in the new Local Plan. The Planning Inspectorate advised that the 2017 Local Plan sites should be carried forward as site allocations for development, with relevant development

requirements, to remain consistent with infrastructure provision and to be consistent with the new transport strategy. Also, allocating a site in the Local Plan gives it more certainty in the event that planning permissions lapse. The 2017 Local Plan sites, which are not completely built out and are still suitable, available and achievable, have therefore been moved from the Appendix to Chapter 8. These are sites carried forward from the 2017 Local Plan with no proposed amendments to the policies; there are no additional sites proposed within this chapter. The rationale for any changes are discussed in the strategies for each settlement below, and further details are provided in Appendix C.

- 4.16. Officers also identified 12 Regeneration Opportunity Areas in Canterbury and 3 in Herne Bay. These are areas where future development will be supported, subject to land availability. These sites were not submitted as part of the SLAA so could not be formally allocated for development, however the Council will work to prepare detailed Development Briefs for each identified area which will help quantify development potential.

Canterbury

Canterbury is the major focus for development in the new Local Plan. A new strategic development area will extend the Canterbury urban area to the south west of the city and provide the majority of growth in the city together with significant infrastructure opportunities, including a potential new Kent and Canterbury Hospital extension. A new freestanding settlement north of the University of Kent will further accommodate housing growth as part of a sustainable mixed development. Most other sites identified in the SLAA as suitable, available and achievable are proposed as allocations or are identified as part of opportunity areas for regeneration over the Local Plan period.

City centre and urban area

- 4.17. Within the urban area of Canterbury SLAA099, SLAA102, SLAA156, SLAA162, SLAA239, SLAA056, SLAA318 are identified in the SLAA as suitable, available and achievable and are proposed as allocations, with 6 of these 7 of these being Brownfield.
- 4.18. SLAA192 and SLAA306 are identified as suitable in the SLAA, however given the prominent city centre location of the sites, the Council considers there is potential for the sites to be developed as part of a wider regeneration of the area. The sites have therefore been identified as an opportunity area for regeneration during the Local Plan period.
- 4.19. In the Regulation 18 draft Local Plan (2022) a total of 12 Regeneration Opportunity Areas were identified in Canterbury city centre and 1 Regeneration Opportunity Area was identified in Canterbury urban area. These are areas where future development will be

supported, subject to land availability and the Council will work to prepare detailed Development Briefs for each identified area which will help quantify development potential.

- 4.20. Following the Regulation 18 draft Local Plan consultation (2022), the Former Debenhams Site and Former Nasons Site have been removed as Regeneration Opportunity Areas. The Former Debenhams Site has submitted a planning application for 74 residential units and 12 retail units and is currently awaiting a decision (application reference: CA//19/01886). The Former Nasons site was granted planning permission for a mixed-use development in November 2022 (application reference: CA/20/01679). Northgate car park has been added as a Regeneration Opportunity Area.
- 4.21. In the 2017 Local Plan, Wincheap is identified for the redevelopment and expansion of retail floorspace (Policy TCL7). The Canterbury District Retail and Leisure Study (2020, 2022) identifies a significant reduction in retail space needed compared to the 2017 Local Plan and therefore this plan can take an alternative more flexible approach to the redevelopment at Wincheap.
- 4.22. In the new Regulation 18 draft Local Plan (2024), the site has been identified as a broad location for mixed use development, retaining the existing level of business, commercial and leisure floorspace and for residential development which should be compatible with the primary commercial function of the site (Policy C19).
- 4.23. SLAA065 and SLAA181, while identified as suitable in the SLAA, have not been proposed as specific allocations, but are included under Policy C19 -Wincheap Commercial Area, which is identified as a broad location for mixed use development over the period of the Local Plan. The council will work with stakeholders to prepare an SPD to facilitate a coordinated regeneration of the area.
- 4.24. A section of SLAA079 Longport Car Park, adjacent to Ivy Lane, has an existing allocation in the 2017 Local Plan; this allocation is retained. The submitted site boundary included the wider Longport Car Park, however although identified as suitable in the SLAA, it is not available for development.
- 4.25. Following the Regulation 18 draft Local Plan (2022) consultation, SLAA318 was submitted for consideration and was identified as suitable, available and achievable in the SLAA and has been allocated for an innovation hub and railway infrastructure improvements.

South west Canterbury

- 4.26. SLAA151, SLAA259, SLAA090, SLAA137B and SLAA128 are identified as suitable, available and achievable in the SLAA and are allocated as part of a strategic development area in South-West Canterbury.
- 4.27. Since the Regulation 18 draft Local Plan (2022), SLAA309 was a late submission and has been identified as suitable in the SLAA. It is a brownfield site proposed for allocation as part of the south west Canterbury strategic development area.
- 4.28. This strategic development area will consolidate growth on the southern side of the city, to build on and integrate with planned growth at the 2017 strategic sites at South Canterbury and Cocking Farm. The allocation of these sites will also unlock opportunities to deliver significant infrastructure investment, including a South West Canterbury Link Road, with direct access to the potential new Kent and Canterbury Hospital extension in SLAA151.

East Canterbury

- 4.29. SLAA122 is identified as suitable in the SLAA and although SLAA105 and SLAA266 were identified as unsuitable in isolation due to accessibility issues, and landscape concerns respectively, these sites were proposed collectively for allocation in the Regulation 18 draft Local Plan (2022).
- 4.30. Following responses to the Regulation 18 draft Local Plan (2022) consultation, significant concerns regarding the suitability of the sites for allocation were raised.
- 4.31. There are concerns around the sites being dependent upon one another to be delivered because SLAA105 would need to take its primary access from SLAA122 and both sites would be required to deliver a highway connection to the A2 junction at Bridge via the Mountfield Park and via the EMC to the north, to development to mitigate impacts on the inner ring road.
- 4.32. SLAA302 was a late submission which extended SLAA105 to the west, linking the site to Dorset Road. However, KCC Highways did not consider this to be a suitable access point, even as an interim solution.
- 4.33. Kent County Council (KCC) raised significant concerns about the impact of development on the local highway network and the ability of local roads to accommodate increased traffic levels.

- 4.34. Delivery of the proposed allocations (SLAA122 and SLAA105) in the Regulation 18 draft Local Plan (2022) would have been dependent upon the delivery of the Eastern Movement Corridor (EMC). However, numerous local and national organisations and statutory bodies raised objections to the EMC. Natural England, Kent Wildlife Trust and other environmental organisations raised significant concerns around the impact of the new road on the Chequer's Wood and Old Park SSSI. Historic England raised significant concerns about parts of the proposed EMC being routed through Fordwich Conservation Area. There are also significant concerns around third party land and a suitable routing of the EMC.
- 4.35. Accordingly, the EMC is no longer part of the preferred transport strategy for the draft Local Plan (2024). Without the EMC, the ability for development to mitigate the pressure on local roads is unclear. Kent County Council also raised concerns about the deliverability of a bridge over the railway line to connect the sites to Land at South Canterbury (2017 Strategic Site, Policy CF1) and the challenge to arrange this between stakeholders. Although the site promoters have progressed some work to investigate the deliverability of the bridge over the railway line, this work remains at an early stage and would require further agreement with a range of stakeholders including KCC Highways, Network Rail and the Mountfield Park developers.
- 4.36. The site developers have been unable to sufficiently address the outlined concerns and therefore the sites that are part of the East Canterbury strategic development area (SLAA122, SLAA105 and SLAA266) are no longer proposed for allocation.
- 4.37. Although identified as unsuitable, SLAA183 was allocated in the Regulation 18 draft Local Plan (2022) as part of the East Canterbury strategic development area. However, following the Regulation 18 consultation, Natural England raised concerns around the site's close proximity to the Chequer's Wood and Old Park SSSI and the potential for significant harm to biodiversity. The developer did not provide sufficient evidence for how impacts could be mitigated. Further concerns were raised by Sport England that development of the site would result in the loss of an established sports facility which the site owner has not been able to identify an alternative location for. The site owner has been unable to sufficiently address the outlined concerns and therefore the site is no longer proposed for allocation.

New Freestanding Settlement

- 4.38. The options consultation for the new Canterbury District Local Plan identified some support for a new settlement in the district as a means to accommodate housing growth. Of the sites submitted to the SLAA for housing development, only SLAA264 (near Blean), and the combination of sites SLAA262, SLAA268 and SLAA267 (near Adisham), were considered to be of a size and location where development would constitute a new sustainable community in the district. SLAA264 is identified as unsuitable in the SLAA with key concerns regarding

accessibility to the site. The site also has the potential to adversely impact designated sites including Blean Complex SAC, Church Woods, Blean SSSI and Blean Woods NNR and the site includes West Blean & Thornden Woods SSSI.

- 4.39. SLAA262 and SLAA267 are identified as suitable in the SLAA (July 2022), SLAA268 is identified as unsuitable in isolation, however in combination with the SLAA262 and SLAA267 to the north and south, the sites presented the opportunity for a new garden community, capitalising on the proximity to Adisham railway station. The three sites were therefore identified as a broad location for the development of Cooting Farm Garden Community in the Regulation 18 draft Local Plan (2022) over the Local Plan period.
- 4.40. Following responses to the Regulation 18 draft Local Plan consultation (2022), significant concerns regarding the suitability of the site for allocation were raised by numerous local and national organisations and statutory bodies. Natural England and the Kent Downs AONB Unit objected to the site due to its proximity to designated sites including Kent Downs AONB, Ileden and Oxenden Woods SSSI and Ancient Woodland. Kent County Council also raised significant transport concerns, including impact on the highway network, in particular on routes north and east of Adisham where trips are likely to occur to access Thanet and Dover, and the suitability of the junction at Wingham to accommodate an increased level of traffic arising from large-scale development in the area. Dover District Council also objected to the proposal, raising concerns about the impact on development on Aylesham. The site developer has been unable to sufficiently address the outlined concerns and therefore the site is no longer proposed for allocation.
- 4.41. SLAA158B, 158C, 158D, 158E and 158F were identified as unsuitable in the SLAA. These sites all formed part of The University of Kent's landholdings to the north of Canterbury. The sites were not considered for allocation in the Regulation 18 draft Local Plan (2022) as a freestanding community as there was no suitable access point identified. Instead, the sites were identified for further consideration over the Local Plan period.
- 4.42. Following the Regulation 18 draft Local Plan consultation (2022), further technical evidence and a revised, increased site boundary, encompassing parts of SLAA158B, 158C and 158D as well as additional land to the south was submitted to the council and assessed under SLAA319.
- 4.43. Following the review of technical evidence to address matters of suitability and availability, it was concluded that the site was suitable. The primary issue regarding access to the site has been resolved following further technical work, and confirmation from the landowner that land at Blean Primary School would be available for an access.

- 4.44. The site is therefore proposed for allocation as a mixed-use freestanding settlement, as an alternative to the Cooting Farm Garden Community, to deliver approximately 2,000 homes and associated infrastructure.

Canterbury Business Park

- 4.45. SLAA155 Canterbury Business Park is allocated for B8 use and a viticulture hub. The site is located adjacent to the existing Canterbury Business Park and was considered unsuitable in the SLAA due its location in the AONB and Highland Court conservation area.
- 4.46. The Economic Development and Tourism Study (2022) identified that for the Regulation 18 draft Local Plan to 2045 (2022) there was a need for 66,440sqm of B8 floorspace. When completions and supply through granted planning permissions and 2017 Local Plan allocations was taken into account there still remained a significant unmet need for B8 floorspace in the district totalling 55,242sqm.
- 4.47. The NPPF requires Local Plans to set out an overall strategy for development which positively and proactively encourages sustainable economic growth and provides for objectively assessed needs, unless there is a strong reason for restricting the overall scale¹⁰. The plan policies should make sufficient provision for employment needs and set criteria, or identify strategic sites, to meet anticipated needs over the plan period¹¹. Significant weight should be placed on the need to support economic growth and productivity. This should take into account both local business needs and wider opportunities for development.¹²
- 4.48. The council has signed Statements of Common Ground (SoCG) with neighbouring authorities: Ashford Borough Council, Dover District Council, Folkestone and Hythe District Council and Swale Borough Council. It has been agreed with each of these authorities that there is no material overlap between the Functional Economic Market Area (FEMA) centred on Canterbury, and the neighbouring district and, for the purposes of plan making our FEMAs are fully contained within our authority areas and that each party will meet its own employment needs.
- 4.49. A review of current 2017 Local Plan strategic employment allocations was undertaken as part of the Economic and Tourism Study (2020), which reviewed the risks associated with the deliverability of the 2017 strategic employment allocations - see table below.

¹⁰ NPPF Paragraphs 11 and 82.

¹¹ NPPF Paragraphs 20 and 81.

¹² NPPF Paragraph 81

Table 4.2: Extract from the Economic and Tourism Study (2020), page 102

Site	Local Plan Policy	Assumed Net Total Supply (sq m)	Identified Deliverability Risks
South Canterbury (Mountfield Park)	SP3 - Site 1	70,000	Large scale, long term urban extension scheme. S.106 agreement reserves over 40% of employment allocation for health/medical related uses (related to Kent and Canterbury Hospital). Majority of B class allocation relies on completion of A2 link road/ junction. Need for clear strategy for employment land delivery and/or disposal. Quantum of land set aside for employment has been reduced which will impact ability to deliver full B class quantum
Land at Sturry/Broad Oak, Canterbury	SP3 - Site 2	593	Need for clear long-term strategy for employment land delivery and/or disposal. Viability concerns relating to provision of relief road which may adversely impact employment provision
Hillborough Site, Herne Bay	SP3 - Site 3	27,000	Extension to existing Altira Park. Need for clear long-term strategy for employment land delivery and/or disposal. Developer has reduced overall land budget set aside for employment and seeks to decrease employment land/space provision down to a maximum 20,000m sq m
Strode Farm, Herne Bay	SP3 - Site 5	1,000	Developer not proposing to provide any land for B class provision due to viability constraints
Land North of Hersden, Canterbury	SP3 - Site 8	3,500	Currently unclear whether developer will make any provision for B class uses. Employment allocation may be needed for provision of a new school
Land South of Ridgeway (John Wilson Business Park), Whitstable	SP3 - Site 12	3,500	Uncertainty of site coming forward for employment uses alongside wider mixed-use development
Eddington Lane, Herne Bay	EMP1	27,650	Supply not available to general occupier market; owner of undeveloped plot (Crown Products) seeks to retain land for own business needs. Unlikely to be deliverable at least in the short term

Site	Local Plan Policy	Assumed Net Total Supply (sq m)	Identified Deliverability Risks
Altira Park, Herne Bay	EMP1	24,500	Supply has been available/promoted to the market for a number of years, although B class provision to date has been limited or confined to s.106 requirement enabled by Sainsburys development, despite reported interest/demand. Encroachment from A1 use may now encourage other out of town retail uses. Developer seeking large scale B class occupiers and retail uses only, unlikely to provide smaller B class units due to reported viability constraints

- 4.50. In preparing the Regulation 18 draft Local Plan (2022), the deliverability positions of the strategic employment sites were reviewed again during 2022. In the adopted 2017 Local Plan, employment use is defined as B1, B2 and B8 unless specifically stated otherwise, however given the specific locational requirements of storage and distribution uses, as recognised in Paragraph 83 of the NPPF, B8 uses would principally be expected to come forward on the Eddington Lane and Altira sites. The 2020 Economic and Tourism Study identified significant deliverability risks with both of these sites, and the council considers these risks to still be relevant and that the sites are unlikely to come forward for B8 development.
- 4.51. Policy EMP1 of the 2017 Local Plan identified and allocated several small sites under use classes B1 and B8 . However, as set out in Table 4.3 the majority of these are either built out or have applications which are already included within the supply calculations. So none of these sites are suitable for further B8 floorspace.

Table 4.3: Commentary on 2017 Local Plan employment allocations

Site	Site Area (Ha)	Commentary
Innovation Centre, University of Kent	3.45	Was allocated for only B1 use. Parts of the site are already built out. Remaining space would be too small and inappropriately located for B8.
Broad Oak Road / Vauxhall Road	1.4	Site is already built out (application reference: CA//18/02543)
Land at Sturry	2.2	Site will predominantly be covered by the Sturry Relief Road (application reference: CA/21/01581)
Metric Site	0.2	Location within a built up residential area and size

		of site suggests B8 would not be acceptable. Developer has identified the site will not be built out as employment. Granted planning permission for up to 9 dwellings (application reference: CA/22/00644)
Land at Joseph Wilson Business Park	2.5	Has granted planning permissions and counted within the supply for mixed B uses including: light industrial, general industrial, storage / distribution.
Canterbury Business Park (Highland Court)	1	Site is already built out (multiple planning applications)

4.52. Given the significant shortfall of B8 space, new site allocations are required to meet the identified needs. Of the 306 sites submitted to the council's Call for Sites¹³, 17 were submitted for non-residential development. These submissions are summarised in Table 4.4 below, together with the outcome of the Strategic Land Availability Assessment (SLAA, 2022) and the allocation status in the Regulation 18 draft Local Plan (2022).

Table 4.4: Summary of non-residential SLAA submissions.

SLAA Ref	Site Name	Site Area (Ha)	Proposed use by applicant	SLAA Conclusion	Allocation Status in draft Local Plan (2022)
SLAA042	Hawthorn Corner	2.77	Business and employment	Site is suitable, available and achievable for proposed use	Allocated for 9,800sqm of business or employment, including some B8 use
SLAA056	Land on the eastern side of Shelford Landfill	7.27	Employment alongside existing operations, including waste transfer station and vehicle depot	Site is suitable, available and achievable for proposed use	Allocated for 8,000sqm employment, associated or compatible with the existing waste transfer station, landfill or vehicle depot (such as B8 or sui generis)
SLAA065	Former Gas Holder Site, Simmonds Rd, Wincheap	0.72	Commercial or retail	Site is suitable, available and achievable for proposed use	Allocated as part of Wincheap Commercial Area
SLAA068	Former Gas Holder Site	0.39	Business, employment and sui generis	Site is suitable, available and achievable for proposed use	Allocated for 1,560sqm of business or employment

¹³ As set out in the SLAA (2022) these were prior to February 2022.

SLAA Ref	Site Name	Site Area (Ha)	Proposed use by applicant	SLAA Conclusion	Allocation Status in draft Local Plan (2022)
SLAA115	Land at Ashford Road	0.37	Commercial or business	Site is suitable, available and achievable for proposed use	Allocated for 1,480sqm of commercial, business (use class E) or compatible uses (such as car showroom)
SLAA153	Milton Manor Concrete Batching Plant	1.65	Continued existing use as a concrete batching plant	Site is suitable, available and achievable for proposed use	Allocated for the retention of the existing concrete batching plant and associated infrastructure
SLAA233	Broad Oak Reservoir	443.63	Reservoir	Site is suitable, available and achievable for proposed use	Allocated for a fresh water reservoir with associated infrastructure and facilities
SLAA126	Land North of Popes Lane	9.31	Community facilities, employment, open space, graveyard	Site suitable however is unavailable for use proposed	Not Allocated
SLAA179	Canterbury Trade Park	1.36	Indoor skate park and community facilities	Site suitable for use proposed however is unavailable	Not Allocated
SLAA181	Bamboo Tiger, Carpet Right, Beds4Less	0.32	Indoor skate park and community facilities	Site suitable for use proposed however is unavailable	Not Allocated
SLAA002	Thanet Way Chestfield	0.44	Light industrial units	Site is unsuitable for proposed use. There are concerns regarding capacity on the local highway network	Not Allocated
SLAA043	Land North East of Colewood Road, Swalecliffe	8.98	Business or employment	Site is unsuitable for proposed use. There are concerns regarding landscape and flooding impact	Not Allocated

SLAA Ref	Site Name	Site Area (Ha)	Proposed use by applicant	SLAA Conclusion	Allocation Status in draft Local Plan (2022)
SLAA088	Land South of Thanet Way	0.30	Light Industrial use (Business)	Site is unsuitable for proposed use. There are concerns regarding capacity on the local highway network; ability to provide suitable access to the site; and concerns regarding landscape and flooding impact	Not Allocated
SLAA089	Land South of Thanet Way, Chestfield	1.57	Light Industrial use (Business)	Site is unsuitable for proposed use. There are concerns regarding capacity on the local highway network; ability to provide suitable access to the site; and concerns regarding landscape and flooding impact	Not Allocated
SLAA155	Canterbury Business Park	22.43	Storage and distribution (employment), business, viticulture, sports	Site is unsuitable for proposed use. Site is partially in a conservation area and fully in the AONB resulting in landscape and heritage concerns	Being discussed in this section, but was allocated
SLAA182	Land at Colewood Road	6.01	Business or employment	Site is unsuitable for proposed use. There are concerns regarding landscape and flooding impact	Not Allocated
SLAA258	Land at Albion Works, Church Lane, Barham	1.54	Commercial or business	Site is unsuitable for proposed use. Site is fully in AONB and there is concern regarding landscape impact; and the site is located in an area where future users would be dependent upon private car	Not Allocated

- 4.53. Sites in Table 4.3 that were found suitable, available and achievable in the SLAA (2022) have been proposed as allocations for the uses proposed by the applicant within the draft Local Plan. However, this still left a significant shortfall of over 50,000sqm floorspace of B8 against the identified need.
- 4.54. Additionally, the larger strategic sites identified through the SLAA were submitted for residential development with no significant employment space proposed, and although a limited amount of business space may be accommodated within these, they are not available or suitable alternatives for strategic scale employment development.
- 4.55. In the absence of a sufficient number of suitable, available and achievable sites to meet the B8 needs of the district to 2045, unsuitable sites were reviewed in further detail to determine if, with suitable mitigation, there were opportunities for the delivery of B8.
- 4.56. Only 3 of the sites considered unsuitable in the SLAA were proposed for Storage and Distribution - SLAA155 Canterbury Business Park, SLAA182 Colewood Road and SLAA043 Land North East of Colewood Road. It should be noted that SLAA043 covers the same area as SLAA182, plus some additional land to the east. The sites at Colewood Road are located within Flood Zones 2 and 3 and in the Green Gap which separates Whitstable and Herne Bay. The surrounding area is residential and the sites are approximately 5.5km from the A299 - B8 development at this site would inevitably lead to increased HGV movements within these residential areas. They are therefore not considered an appropriate location for B8 development. Furthermore, at less than 9ha and with flood zone constraints, the site could not accommodate enough floorspace and would therefore not meet the need in full.
- 4.57. It was therefore established that the need for B8 uses cannot be met through completions, committed supply, carried forward 2017 Local Plan sites or through alternative allocations in the draft Local Plan.
- 4.58. SLAA155 Canterbury Business Park was the largest employment site submitted to the Call for Sites and capable of accommodating the entire shortfall of B8 needs.
- 4.59. The existing business park is well established with a number of successful businesses running on site and has strong benefits associated with the delivery of B8 uses, such as its close proximity to the SRN, being located adjacent to the A2.
- 4.60. It is recognised that the site will cause some harm to the Kent Downs AONB landscape, however new development would be seen in the context of the existing Canterbury Business Park footprint and the site's location directly adjacent to existing business park, which will moderate the impact on the wider landscape.

- 4.61. The draft Regulation 18 Local Plan policy required a “high quality masterplan, bespoke architectural design and landscaping which respond to the prominent position in the surrounding landscape, the special qualities of the Kent Downs AONB and the historic context.” Any planning application for the site would be assessed against this requirement.
- 4.62. In this situation it was considered that there was an exceptional circumstance and the expansion of the existing Canterbury Business Park for storage and distribution (B8) is within the public interest and in line with NPPF Paragraphs 20, 35 and 183. Therefore, the site was allocated for 51,400sqm B8 floorspace in the draft Regulation 18 Local Plan (2022) to meet the identified shortfall.
- 4.63. Following the Regulation 18 draft Local Plan consultation (2022) the council received a number of objections to the proposed allocation at Canterbury Business Park, notably from Natural England and the Kent Downs AONB Unit on landscape concerns. Many responses also questioned whether the identified need for B8 floorspace could be met in an alternative location. These comments have been reviewed in detail.
- 4.64. During the consultation, the council also received some additional evidence and comments on some of the Call for Sites submissions. These were reviewed in the Addendum to the SLAA document (2023). There were no changes in terms of suitability or achievability, and the only change in terms of availability was in relation to a site proposed for residential use no longer being available.
- 4.65. In addition, SLAA153 Milton Manor Concrete Batching Plant was allocated in the Regulation 18 draft Local Plan, but has since been removed following confirmation by the site owner that they no longer need or intend to retain this site. This was the continued use of the site and has had no impact on the supply of B8 floorspace.
- 4.66. No other changes have been made in relation to the SLAA assessment or allocation status of sites described in *Table 4.4: Summary of non-residential SLAA submissions*.
- 4.67. The council also received 20 new sites submissions to the Call for Sites, as per the Addendum to the SLAA document (2023).
- 4.68. Three of these were submitted for non-residential development. These submissions are summarised in Table 4.5 below, together with the outcome of the Addendum to the SLAA document (2023) and the allocation status in the draft Local Plan (2024).

Table 4.5: Summary of non-residential SLAA submissions in the Addendum to the SLAA document (2023).

SLAA Ref	Site Name	Site Area (Ha)	Proposed use by applicant	SLAA Conclusion	Allocation Status in draft Local Plan 2024
SLAA311	Land at Ashford Road (west)	0.77	Relocation of single dwelling and commercial	Site is suitable, available and achievable for proposed use	Allocated for 2,600sqm of commercial, business (use class E) or compatible uses (such as car showroom)
SLAA317	Land at Reculver Caravan Park	3.23	Sports and Leisure (incl Hotel)	Site is unsuitable for proposed use. There are concerns regarding flooding and heritage impacts; and the site is located in an area where future users would be dependent upon private car	Not Allocated
SLAA318	Canterbury West Station	0.78	Railway Infrastructure Improvements	Site is suitable, available and achievable for proposed use	Allocated for train station improvements, including platform extension to accommodate 12 coaches, and innovation hub

- 4.69. Sites in Table 4.5 that were found suitable, available and achievable in the Addendum to the SLAA document (2023) have been proposed as allocations for the uses proposed by the applicant within the draft Local Plan. Therefore there is no change to the amount of B8 being supplied through draft Local Plan allocations.
- 4.70. Additionally, the late larger strategic sites (as set out in the Addendum to the SLAA document (2023)), which were submitted for residential development with no significant employment space proposed, and although a limited amount of business space may be accommodated within these, they are not available or suitable alternatives for strategic scale employment development.
- 4.71. The council also reviewed the assumptions in terms of deliverability of the allocated employment sites (Table 4.3) and strategic sites (Table 4.2) in the adopted 2017 Local Plan. No changes were identified.
- 4.72. The Canterbury Economic Development and Tourism Study Focused Update (2023) has identified a need for 53,960sqm of B8 floorspace for the Regulation 18 draft Local Plan to

2040 (2024). When completions¹⁴, supply through granted planning permissions¹⁵, carried forward 2017 Local Plan allocations and draft Local Plan allocations (excluding Canterbury Business Park) are taken into account there still remains a significant unmet need for B8 floorspace in the district totalling 35,547sqm.

- 4.73. The southwestern section of the Canterbury Business Park allocation was granted permission in September 2023 under application CA/22/02055 for the expansion of Canterbury Business Park to include 11,900sqm winery with associated parking and landscaping. This is to be occupied by Chapel Down, a leading wine producer that currently operates in Tenterden, Kent. The outline element of the proposal relates to up to an additional 8,000sqm of warehousing. This is to be occupied by both Chapel Down and Defined Wine, another wine producer that already operates from existing premises at Canterbury Business Park.
- 4.74. In light of these factors the council has reviewed its outcomes in relation to Canterbury Business Park and consider that the justification for the allocation remains appropriate and in line with the NPPF. It is considered that there is an exceptional circumstance and the expansion of the existing Canterbury Business Park for storage and distribution (B8) is within the public interest and in line with NPPF Paragraphs 20, 35 and 183.
- 4.75. It is recognised that the site will cause some harm to the Kent Downs AONB landscape. However in addition to the new development being seen in the context of the existing Canterbury Business Park footprint and the site's location directly adjacent to existing business park, it is also in the context of the permitted scheme which is already of a significant scale and these factors will moderate the impact on the wider landscape.
- 4.76. The council is continuing to work closely with Natural England and Kent Downs AONB Unit to understand and develop detailed design work to minimise and mitigate any further landscape harm to the Kent Downs AONB.
- 4.77. This is reflected in Policy C17 which requires a "high quality masterplan, bespoke architectural design and landscaping which respond to the prominent position in the surrounding landscape, the special qualities of the Kent Downs AONB and the historic context." Any planning application for the site would be assessed against this requirement.
- 4.78. However, based on the updated Economic Development and Tourism Study (2023) the allocation is now proposed to include 35,500sqm of B8, rather than the 51,400sqm in the Regulation 18 draft Local Plan (2022). With 19,900sqm of the site already granted planning permission, the draft allocation is therefore only for a further 15,000sqm.

¹⁴ Updated to include completions from 2020/21, 2021/22 and 2022/23

¹⁵ Updated based on the 2022/23 Commercial Infrastructure Audit

- 4.79. When the additional landscape work to understand and develop detailed design measures to minimise and mitigate any further landscape harm to the AONB is concluded the council will look again at the extent of the red line boundary within the draft policy.
- 4.80. Without a draft allocation at Canterbury Business Park, the shortfall of B8 space up to the end of the Local Plan period would be significant. This would also have a detrimental impact on the local economy where local jobs are needed to support planned housing growth. The site has therefore been proposed for allocation with a view to adjusting the boundary following the conclusion of the additional landscape work.

Carried Forward 2017 Local Plan allocations

- 4.81. The majority of existing 2017 Local Plan allocations in Canterbury have not yet been built out and are being carried forward in the draft Local Plan (2024). These include the strategic site allocations at South Canterbury, Howe Barracks and Cockering Farm, outlined in Policy CF1, and housing allocations outlined in Policy CF2.
- 4.82. Site 10 (Policy SP3) Ridlands Farm in the 2017 Local Plan, is replaced by site allocation C6 (SLAA151 and SLAA128), forming part of the South West Canterbury strategic development area; site CA503 (Policy HD1) BT Car Park in the 2017 Local Plan, is replaced by site allocation C13 (SLAA239), will allow for the redevelopment of a wider area; and site CA482 Canterbury East Station is replaced by site allocation C14 which combines the 2017 allocation with SLAA156.
- 4.83. Existing 2017 Local Plan allocations at Holmans Meadow Car Park (Policy HD1, Site CA477), and Rosemary Lane Car Park (Policy HD1, Site CA043B), are carried forward within Policy CF2 and are also identified as opportunity areas as it is considered that both sites could provide more housing than their current allocation.
- 4.84. White Horse Lane (Policy HD1 site CA488), is no longer proposed for allocation as the landowner has confirmed that there is no intention to develop the site.

Whitstable

The strategy for Whitstable is to focus major development where it can unlock opportunities for significant infrastructure investment; namely a new secondary school to the north of Chestfield, a SEND school, new A299 slips to the south of Chestfield to relieve congestion and a new park and bus facility to the south of Duncan Down to serve the

town centre. One other smaller site, identified in the SLAA as suitable, available and achievable is proposed as an allocation.

South Whitstable

- 4.85. SLAA104 and SLAA132 are identified as suitable, available and achievable in the SLAA (July 2022) and are allocated as part of a strategic development area in South Whitstable. Together, these sites present important opportunities to deliver new and improved connectivity with the A299, a new park and bus facility for Whitstable, enhancements and extension to the Crab and Winkle Way and a new SEND school.
- 4.86. As set out in the draft Infrastructure Delivery Plan (2024), there is a need for increased secondary school provision to support growth in the new Local Plan and there is currently an imbalance in the location of secondary school provision across the district, with many pupils from the coastal area travelling to schools in Canterbury. KCC has identified that two secondary schools are required. There are limited sites of sufficient size in the coastal area to provide a new secondary school.
- 4.87. SLAA247 Bodkin Farm was identified as unsuitable in the SLAA (July 2022) due to concerns with capacity on the local highway network. The site is also situated within the existing designated Green Gap which is intended to prevent coalescence between Whitstable and Herne Bay.
- 4.88. However, the proposed allocation at SLAA104 Brooklands Farm, as discussed above, facilitates the delivery of improved connectivity to the A299 through new on/off slips to the Thanet bound carriageway. Transport modelling undertaken to support the Local Plan has shown this to have positive benefits at the currently congested Chestfield roundabouts, unlocking potential for the provision of strategic educational infrastructure on SLAA247 Bodkin Farm.
- 4.89. Therefore, Bodkin Farm (SLAA247) is proposed to be allocated for a new secondary school for Whitstable and the coastal area which will allow pupils to attend a school in their local area. Some supporting residential development is also allocated in order to facilitate the delivery of the school. The draft site policy is designed to ensure that the development retains as much openness as possible within the Green Gap and separation to Herne Bay, with the school and its associated playing fields on the eastern side of the site.
- 4.90. SLAA172 was identified as suitable in the SLAA and was previously proposed as a draft allocation in the Regulation 18 draft Local Plan (2022) as part of the strategic development

area in South Whitstable. However the site is no longer proposed for allocation due to a number of technical concerns.

- 4.91. A planning application was submitted for 8 self-build units (CA/23/00750) which has raised concerns around the availability of the site for the scale and build proposed in the Regulation 18 draft Local Plan (2022). Furthermore, there are concerns around land availability due to the presence of multiple landowners and proposals from the promoter indicating access from Golden Hill which KCC Highways have advised is unacceptable.
- 4.92. Historically land adjacent to the new A2990 Thanet Way, was identified through the design of the road to be protected as part of the scheme. These areas of land help to sustain the rural character of this edge-of-urban location and contribute significantly to the sense of place along this corridor. The protection of this land is particularly important where new development has been located on one side of the Thanet Way. Also, having reviewed responses to the Regulation 18 draft Local Plan consultation (2022) there are concerns regarding development on this parcel of land as it is opposite the 2017 Local Plan allocation Site 7: North of Thanet Way, Whitstable (draft Policy CF1), which is already under construction. This would result in development on both sides of the Thanet Way contrary to the draft Local Plan's protection of these areas. As such housing development on the site is no longer proposed and the site has been identified as Green Infrastructure space for protection under draft *Policy DS19 - Habitats, landscapes and sites of local importance*. Further information is available in the Natural Environment and Open Space Topic Paper (February 2024).

Town centre and urban area

- 4.93. SLAA222 and SLAA223 are both brownfield sites identified as suitable, available and achievable in the SLAA (July 2022). Both sites were proposed for allocation in the Regulation 18 draft Local Plan (2022).
- 4.94. SLAA223 is still proposed for allocation in the draft Local Plan (2024) as set out in Policy W7. However, since the Regulation 18 draft Local Plan consultation (2022), SLAA222 37 Kingsdown Park has been removed as an allocation as it is no longer available, as set out in the Addendum to the SLAA Document (December 2023).
- 4.95. Following the Regulation 18 draft Local Plan consultation (2022) there were four late Call for Sites submissions in Whitstable. Three of these were identified in the Addendum to the SLAA Document (December 2023) as unsuitable. SLAA310 was identified as suitable in the Addendum to the SLAA Document (December 2023), however the site was entirely greenfield, and would not contribute to the strategy for Whitstable and is not required to meet identified housing needs in the district for this Local Plan period. Therefore, none of

these sites have been proposed as allocations. The other sites in Whitstable are preferred as allocations as they present opportunities to deliver critical infrastructure in line with the strategy.

Whitstable Harbour

- 4.96. In the 2017 Local Plan, Policy EMP11 identified Whitstable Harbour for continued business use with an appropriate balance of operational and non-operational uses, and the requirement for developments to have regard to the Whitstable Harbour Strategic Plan.
- 4.97. Policy EMP11 Whitstable Harbour is to be replaced by Policy W2. The harbour is identified as a broad location for mixed use development over the period of the Local Plan. As outlined in Policy W2, the site may include a variety of uses including fishing, commercial, business, employment, leisure as well as parking uses established in the 2017 Local Plan. The site area has also been extended to include Whitstable Medical Centre and the Whitstable Youth and Community Centre, as there are regeneration opportunities. It is regarded that to facilitate the regeneration of the area, some residential development may be required on the site, however the council will prepare an SPD for the area before any proposals are considered.

Carried Forward 2017 Local Plan allocations

- 4.98. The majority of existing 2017 Local Plan allocations in Whitstable have not yet been built out and are being carried forward. These include the strategic site allocations (Policy CF1) at Land north of Thanet Way and Land South of Ridgeway (John Wilson Business Park) and housing allocations outlined in Policy CF2.

Herne Bay

A limited amount of development is proposed for Herne Bay which has seen significant levels of growth as part of the Canterbury District Local Plan 2017. The proposed sites seek to consolidate this growth, including through the provision of a new secondary school at Greenhill and by taking a more flexible approach to the 2017 allocations at Altira Park and Eddington Lane.

- 4.99. SLAA067 and SLAA068 are both identified as suitable in the SLAA and are brownfield sites in the existing urban area, they are allocated for residential and employment uses respectively. SLAA042 is identified as suitable in the SLAA and is proposed for allocation for business or employment space, capitalising on the sites close proximity to the A299.

- 4.100. As set out in the draft Infrastructure Delivery Plan (2024), there is a need for increased secondary school provision to support growth in the new Local Plan and there is currently an imbalance in the location of secondary school provision across the district, with many pupils from the coastal area travelling to schools in Canterbury. KCC has identified that two secondary schools are required. There are limited sites of sufficient size in the coastal area to provide a new secondary school. As discussed above, a site for a secondary school has been identified for Whitstable and a second site is required.
- 4.101. SLAA240 Thornden Close was identified as unsuitable in the SLAA (July 2022) due to its location in the existing designated Green Gap which is intended to prevent coalescence between Whitstable and Herne Bay.
- 4.102. As there are limited sites of sufficient size in the coastal area to provide a new secondary school, it is considered that the delivery of strategic infrastructure (i.e. secondary school) on this site would be of overall benefit to Herne Bay and allow secondary school pupils to attend a school in their local area. The site is therefore proposed for allocation, with supporting residential development in order to facilitate the delivery of the school. The draft site policy is designed to ensure that the development retains as much openness as possible within the Green Gap, with the school and its associated playing fields on the western side of the site.
- 4.103. SLAA226A was submitted to Call for Sites for residential development. The site forms part of the existing 2017 Local Plan allocation at Altira for employment uses only and is therefore identified as unsuitable in the SLAA. The wider Altira site currently consists of large-format retail and employment uses with a hotel and restaurant in the west. The site remains a key opportunity for the delivery of commercial, business and employment uses, however the council recognises that development of the site has been slow to date. There is the potential for a small amount of supporting residential development to come forward in the west of the site in the area covered by SLAA226A, and an additional area of commercial development, to facilitate the delivery of further business and employment space within the site.
- 4.104. Parcel E of the Altira site was granted planning permission in April 2023 for 67 dwellings (application reference: CA/22/02513). Parcel A was submitted for planning permission in December 2022 for approximately 7,069sqm of retail floorspace consisting of 2 retail units, a drive-thru restaurant together and a builders merchant (application reference: CA/22/02660). The application is currently under consideration.
- 4.105. Policy EMP1 in the 2017 Local Plan identifies Eddington for business, and storage and distribution uses. In the time since the 2017 Local Plan was adopted a small part of the site in the north-west corner has been built out, however development of the remaining site has

not been forthcoming and it is understood that further development at the site is likely to be related to the expansion of the existing manufacturing business. The existing allocation is replaced with site allocation HB10, to support additional business floor space and, where demonstrated to be necessary, enabled by , some residential development within the site.

- 4.106. SLAA013 Metric Site, is identified as unsuitable in the SLAA as development of residential on the site conflicts with the existing employment allocation (EMP1). The site was granted planning permission in November 2023 for up to 9 dwellings (application reference: CA/22/00644). However in the absence of evidence demonstrating the site will come forward under the current allocation, and the site's location on the edge of a residential area, an allocation for residential development to replace the existing employment allocation is considered appropriate.
- 4.107. Three Regeneration Opportunity Areas over the Local Plan period have been identified for the northern half of the land between Market Street and William Street; William Street Coach Park; and Central Parade between Pier Avenue and Lane End, as set out in Policy HB2. These are areas where future development will be supported, subject to land availability and the Council will work to prepare detailed Development Briefs for each identified area which will help quantify development potential.
- 4.108. Following the Regulation 18 draft Local Plan consultation (2022), there were three late Call for Sites submissions in Herne Bay. These were identified in the Addendum to the SLAA document (December 2023) as unsuitable so none have been proposed as allocations.

Carried Forward 2017 Local Plan allocations

- 4.109. The majority of existing 2017 Local Plan allocations in Whitstable have not yet been built out and are being saved and carried forward. These include the strategic site allocations at Hillborough, Herne Bay Golf Course, Strode Farm and Greenhill, outlined in Policy CF1, and housing allocations outlined in Policy CF2.

Rural Service Centres

Blean

Blean is a Rural Service Centre, a highly sustainable settlement where residents can meet most of their day-to-day needs within the settlement itself and is suitable for a scale of growth that supports its function. No sites have been identified for allocation in Blean.

- 4.110. SLAA176 was identified as unsuitable due to landscape concerns. SLAA054 was identified as unsuitable due to landscape and heritage concerns. SLAA111 and SLAA265 are considered remote from services in the settlement and are therefore unsuitable.
- 4.111. SLAA010 has received planning permission for residential development (ref. CA/15/02523/OUT) since being assessed in the SLAA (July 2022) and has subsequently been removed from the SLAA as set out in the Addendum to the SLAA document (December 2023).
- 4.112. SLAA021 and SLAA178 are identified in the SLAA as suitable for housing development. However, following advice from the council’s environmental consultants the sites were not allocated in the Regulation 18 draft Local Plan (2022) due to proximity to the Blean Woods SAC. Further discussions with Natural England following the Regulation 18 draft Local Plan consultation (2022), have concluded that sites within 400m of Blean Woods SAC could have the potential to adversely impact the designated sites and therefore are still not proposed for allocation.
- 4.113. SLAA036 is located within the Blean Conservation Area and as it is located on the edge of the settlement, beyond 400m from the Blean Woods SAC. While the Regulation 18 draft Local Plan (2022) proposed the site for allocation on the basis that the site could be sensitively designed to mitigate adverse impacts, the site developer has been unable to secure written agreement for a suitable walking and cycling connection from Blean to the site which has raised concerns around the site’s deliverability. There is also concern about access over third party land which has not been sufficiently addressed. The site is therefore not proposed for allocation.
- 4.114. Therefore no sites are allocated within the Local Plan at Blean. However, CA/15/02523/OUT will provide 85 dwellings at the Rural Service Centre.

Bridge

Bridge is a Rural Service Centre, a highly sustainable settlement where residents can meet most of their day-to-day needs within the settlement itself and is suitable for a scale of growth that supports its function, and its location within the AONB. Site SLAA218 is a brownfield site which has been allocated to support the vitality of the settlement and its ongoing function as a Rural Service Centre.

- 4.115. The SLAA did not identify any suitable sites for housing development in the settlement, mainly due to the settlement’s location within the AONB. However SLAA218 is a brownfield site and is therefore proposed for allocation.

Chartham

Chartham is a Rural Service Centre, a highly sustainable settlement where residents can meet most of their day-to-day needs within the settlement itself and is suitable for a scale of growth that supports its function. SLAA115 and SLAA311 have been allocated to support the vitality of the settlement and its ongoing function as a Rural Service Centre.

- 4.116. SLAA110 was identified as suitable in the SLAA (July 2022) and was proposed for allocation in the Regulation 18 draft Local Plan (2022). Following responses to the Regulation 18 draft Local Plan (2022) consultation, concerns regarding the suitability of the site for allocation were raised. Kent County Council (KCC) raised concerns around the suitability of the proposed access point to the site and the wider impacts on the local highways network. The developer has been unable to receive confirmation from KCC that the highway impacts of the development could be mitigated and therefore the site is no longer proposed for allocation.
- 4.117. SLAA115 was identified as suitable, available and achievable in the SLAA (July 2022) and has been allocated in Policy R10.
- 4.118. As set out in the Addendum to the SLAA document (December 2023) there were two further sites submitted for consideration in Chartham. SLAA311 was identified as suitable, available and achievable and is proposed as a commercial allocation in Policy R9. The site is directly adjacent to SLAA115 and presents a good opportunity for a logical extension of commercial development on Ashford Road.
- 4.119. The other site, SLAA307 was assessed as unsuitable due to being located in an area of high flood risk (Flood Zone 3). There are also concerns regarding the ecology and heritage impacts of the site.
- 4.120. SLAA153 was allocated in the Regulation 18 draft Local Plan (2022) for the retention of the existing concrete batching plant on the site, which has had temporary consent. However, since the Regulation 18 draft Local Plan consultation (2022), the landowner has secured permission for a replacement batching plant elsewhere in the district and has confirmed to the council that they no longer require the site at Milton Manor. The replacement site is projected to be delivered in 2024. The site at Milton Manor will be restored to its former condition, per the conditional consent which has been present since the 1980s.

Hersden

Hersden is a Rural Service Centre, a highly sustainable settlement where residents can meet most of their day-to-day needs within the settlement itself and is suitable for a scale of growth that supports its function. Sites SLAA146 and SLAA163 have been allocated to support the vitality of the settlement and its ongoing function as a Rural Service Centre.

- 4.121. Two sites in Hersden are identified as suitable, available and achievable in the SLAA (July 2022), SLAA146 and SLAA163, and these are both proposed for allocation. SLAA146 provides a natural small extension to the existing strategic allocation (Site 8: Land north of Hersden) in the Canterbury District Local Plan 2017 and SLAA163 allows for the consolidation of development to the south of the A28.

Littlebourne

Littlebourne is a Rural Service Centre, a highly sustainable settlement where residents can meet most of their day-to-day needs within the settlement itself and is suitable for a scale of growth that supports its function. Sites SLAA098 and SLAA145 have been selected for allocation to support the vitality of the settlement and its ongoing function as a Rural Service Centre.

- 4.122. The SLAA identified two sites as suitable, available and achievable, for development in Littlebourne. SLAA098 is proposed for residential development and the provision of new local shopping and community facilities to serve new and existing residents. The site will provide a link road between A257 and Bekesbourne Lane, allowing traffic to bypass the centre of the settlement. SLAA145 provides a small extension in the north of the settlement and is allocated for residential use with a small amount of business space.

Sturry

Sturry is a Rural Service Centre, a highly sustainable settlement where residents can meet most of their day-to-day needs within the settlement itself and is suitable for a scale of growth that supports its function. Sites SLAA011 and SLAA066 have been selected for allocation to support the vitality of the settlement and its ongoing function as a Rural Service Centre.

- 4.123. SLAA011 is identified in the SLAA as suitable, available and achievable for residential development. The same site area was also submitted for commercial development (SLAA126), however is unavailable for this use. The site is proposed for allocation as a

northern extension to the settlement, expected to come forward in the middle years of the plan, due to the need for the implementation and full operation of the Sturry Relief Road to provide improved highway capacity in the local area. Development is proposed on the southern part of the site adjacent to the existing settlement, with the existing Green Gap between Sturry and Broad Oak extended across the northern part of the site to protect against coalescence between the two settlements.

- 4.124. SLAA066 is also identified as suitable, available and achievable in the SLAA and is proposed for allocation as a small extension to the existing strategic site (Site 2: Land at Sturry/Broad Oak) in the Canterbury Local Plan 2017. As set out in draft Policy R10, access to this site would be through Strategic Site 2: Land at Sturry/Broad Oak (Policy CF1). No vehicle access shall be permitted to Shalloak Road.

Aylesham

- 4.125. Aylesham is located within the administrative area of Dover District Council, however Canterbury District is located immediately adjacent to the west and south of the settlement. Aylesham was identified in the Regulation 18 draft Dover Local Plan 2040 as a Rural Service Centre with a range of services and facilities where residents can meet their day-to-day needs within the settlement, including two primary schools, a village hall, fire station, sports club, social club, leisure centre, library and local shopping facilities. There are also two employment areas in the settlement providing local job opportunities and good rail and bus connections to Dover and Canterbury.
- 4.126. Dover District Council have submitted their draft Local Plan for examination and it includes a proposed allocation at South Aylesham (Policy SAP24 - Land to the South of Aylesham), for approximately 640 new homes.
- 4.127. SLAA180 was submitted to the council and is adjacent to the Dover allocation but within the Canterbury District. The SLAA (July 2022) identified SLAA180 as suitable, available and achievable in the SLAA and it was proposed for allocation in the Regulation 18 draft Local Plan (2022).
- 4.128. Following the Regulation 18 draft Local Plan consultation (2022), the council received a number of objections to development on the site. Kent County Council raised significant transport constraints, including impact on the highway network, in particular on routes north and east of Adisham where trips are likely to occur to access Thanet and Dover, and the suitability of the junction at Wingham to accommodate an increased level of traffic arising from large-scale development in the area. Natural England and the Kent Downs AONB Unit also raised concerns about the impact of development on the landscape and setting of the AONB. Dover District Council also objected due to concern regarding the

impact on the setting and character of Aylesham. The site developer has been unable to sufficiently address the outlined concerns and therefore the site is no longer proposed for allocation.

Local Service Centres

Adisham

Adisham is a Local Service Centre with a limited range of services and facilities for residents but considered to be relatively sustainable in the wider context of the district and is suitable for a limited scale of growth that supports its function. Site SLAA185 has been selected for allocation to support the vitality of the settlement and its ongoing function as a Local Service Centre.

- 4.129. In Adisham, SLAA185 is the only site assessed in the SLAA and found to be suitable, available and achievable. A frontage only development is proposed for allocation in keeping with the existing built form of the settlement.

Barham

Barham is a Local Service Centre with a limited range of services and facilities for residents but considered to be relatively sustainable in the wider context of the district and is suitable for a limited scale of growth that supports its function and its location within the AONB. Site SLAA062 has been selected for allocation to support the vitality of the settlement and its ongoing function as a Local Service Centre.

- 4.130. SLAA062 was the only site assessed in the SLAA and was found to be suitable, available and achievable in Barham. In the previous Regulation 18 draft Local Plan (2022) the site was proposed to be allocated for 9 dwellings as an extension of The Grove. Following the Regulation 18 draft Local Plan (2022) consultation, the proposed yield has been increased to 20 dwellings. The site is contained on all sides by development and is located centrally within the settlement boundary of Barham. It is therefore considered that the site would not cause significant harm to the landscape and the increased yield would help to ensure a more effective use of land.
- 4.131. The 2017 Local Plan allocation at Barham Court Farm, Church Lane has not yet been built out and is being carried forward in Policy CF2.

Broad Oak

Broad Oak is a Local Service Centre with a limited range of services and facilities for residents but considered to be relatively sustainable in the wider context of the district and is suitable for a limited scale of growth that supports its function. Sites SLAA235, SLAA045 and SLAA313 have been selected for allocation to support the vitality of the settlement and its ongoing function as a Local Service Centre. Site SLAA233 has been selected for allocation to provide strategic utility infrastructure.

- 4.132. The SLAA (July 2022) identified three housing sites, SLAA045, SLAA221 and SLAA235 as suitable, available and achievable. However, to allocate all these sites would conflict with the role of Broad Oak as a Local Service Centre. Kent County Council (KCC) as Local Highway Authority have also raised concerns regarding the cumulative highway impact of development in Broad Oak should all sites be allocated. The brownfield site SLAA235 and small infill site SLAA045 were therefore the only sites in Broad Oak proposed for allocation in the Regulation 18 draft Local Plan (2022). SLAA235 was also part allocated for business use, reflecting the existing planning consent on part of the site.
- 4.133. Following the Regulation 18 draft Local Plan consultation (2022), a further two sites in Broad Oak were submitted for assessment. As set out in the Addendum to the SLAA document (December 2023), only one of these sites was identified as suitable, available and achievable. Having regard for the concerns raised by KCC, SLAA313 has been proposed for allocation for residential use as it is a small brownfield site and development would be of limited scale.
- 4.134. SLAA233 presents a key opportunity for water infrastructure to support development in the District and wider area - as outlined in South East Water's adopted Business Plan. The site is allocated for a new reservoir and Country Park with associated development. The provision of leisure facilities on the site is a unique opportunity for the District and allows the site to deliver both functional and recreational benefits for local communities, alongside significant opportunities for improvements to biodiversity.

Hoath

Hoath is a Local Service Centre with a limited range of services and facilities for residents but considered to be relatively sustainable in the wider context of the district and is suitable for a limited scale of growth that supports its function. Site SLAA202 has been selected for allocation to support the vitality of the settlement and its ongoing function as a Local Service Centre.

- 4.135. SLAA202 was the only site assessed in the SLAA that was found to be suitable, available and achievable in Hoath. It is therefore proposed for allocation and will also provide an opportunity for the provision of local shopping and community facilities.

Rough Common

Rough Common is a Local Service Centre with a limited range of services and facilities for residents but considered to be relatively sustainable in the wider context of the district and is suitable for a limited scale of growth that supports its function. Site SLAA116 has been selected for allocation to support the vitality of the settlement and its ongoing function as a Local Service Centre.

- 4.136. SLAA116 comprises the existing Canterbury District Local Plan 2017 allocation at Land to the rear of 51 Rough Common Road and additional land to the south. The SLAA identified the additional land as unsuitable, therefore the existing allocation is to be carried forward in its current form.

Harbledown, Lower Hardres, Petham, Westbere and Wickhambreaux.

- 4.137. No sites were identified to be suitable for development in the Local Service Centres of Harbledown, Lower Hardres, Petham, Westbere or Wickhambreaux. The spatial growth strategy for the district only seeks to allocate limited development in Local Service Centres, where suitable sites are available. Policy R11 will provide the policy framework for further sustainable growth within these settlements.

Countryside

- 4.138. Rural settlements in the district classified as Villages or Hamlets in the Rural Settlement Study (2020, 2023) have either no services or very limited services and are generally considered to be unsustainable locations for new housing development. Sites in these settlements or in isolated countryside locations have not been proposed for allocation in accordance with the spatial growth strategy.

Renewable energy sites

- 4.139. SLAA275, 280-285, 287-292, 294 and 297 were submitted to the Call for Sites for renewable energy purposes. These sites were assessed from a specialist climate change perspective, following the methodology outlined in the Climate Change Topic Paper (2022). However, none of these sites were proposed for allocation in the draft Local Plan (2022).

4.140. Although none of the submitted sites are proposed for allocations within the Draft Local Plan, Policy DS25 outlines support for renewable energy technologies as key contributors to decarbonisation in the district. Although the Call for Sites demonstrated some potential for renewable energy proposals to come forward over the period of the Local Plan, individual applications will be determined in line with Policy DS25 and the other policies in the plan.

Summary

4.141. A summary of all SLAA sites proposed for allocation, or identified as part of a broad development location or an opportunity area is provided in Table 4.6. A summary of the status of all 2017 Local Plan allocations is provided Table 4.7. Further details for all sites are included in Appendix C.

Table 4.6: Summary of proposed SLAA sites.

SLAA Reference	Site Name	Allocation Status	Policy Reference
Canterbury			
SLAA056	Land on the eastern side of Shelford Landfill	Allocated	C18
SLAA065	Former Gas Holder Site, Simmonds Rd, Wincheap	Identified as part of Wincheap broad location for development.	C19
SLAA090	Milton Manor House	Allocated	C9
SLAA099	43-45 St George's Place	Allocated	C2
SLAA102	Land at the Former Chaucer Technology School	Allocated	C15
SLAA128	Land at Langton Lane	Allocated	C6
SLAA137B	Land North of Cockerling Road	Allocated	C10
SLAA151	Merton Park	Allocated	C6
SLAA155	Canterbury Business Park	Allocated	C17
SLAA156	Land at Station Road East	Allocated	C14
SLAA162	Folly Farm	Allocated	C16
SLAA181	Bamboo Tiger, Carpet Right, Beds4Less	Identified as part of Wincheap broad location for development.	C19
SLAA192	Land to the rear of 62 Burgate	Identified as part of Opportunity Area	C4
SLAA239	Becket House	Allocated	C13
SLAA259	Land on the west side of Hollow	Allocated	C7

SLAA Reference	Site Name	Allocation Status	Policy Reference
	Lane		
SLAA306	Land south and west of 62 Burgate	Identified as part of Opportunity Area	C4
SLAA309	Nackington Police Station	Allocated	C8
SLAA318	Land north of Canterbury West station	Allocated	C3
SLAA319	Land north of University of Kent	Allocated	C12
Whitstable			
SLAA104	Brooklands Farm, Whitstable	Allocated	W4
SLAA132	Land South of Thanet Way	Allocated	W5
SLAA141	Oyster Indoor Bowling Centre and Whitstable Harbour Garage	Identified as part of Whitstable Harbour broad location for development	W2
SLAA223	St Vincent's Centre	Allocated	W7
SLAA247	Land east of Bodkin Farm	Allocated	W6
Herne Bay			
SLAA013	Former Metric Site, Sweechbridge Road	Allocated	HB9
SLAA014	Blacksole Farm, Margate Road	Land allocated under SLAA226A	-
SLAA026	Moyne	Land allocated under SLAA226A	-
SLAA042	Hawthorn Corner	Allocated	HB6
SLAA067	Land comprising Nursery Industrial Units and former Kent Ambulance Station	Allocated	HB5
SLAA068	Former Gas Holder Site	Allocated	HB7
SLAA226A	Blacksole Farm and Moyne	Forms part of revised Altira allocation.	HB8
SLAA240	Land at Greenhill adjacent Thornden Close (Land to the West of Thornden Wood Road)	Allocated	HB4
Rural			
SLAA011	Land North of Popes Lane	Allocated	R9

SLAA Reference	Site Name	Allocation Status	Policy Reference
SLAA045	Land fronting Mayton Lane, Broad Oak	Allocated	R16
SLAA062	Land adjacent to Valley Road, Barham	Allocated	R13
SLAA066	The Paddocks, Shalloak Road, Sturry	Allocated	R10
SLAA098	Land off The Hill, Littlebourne	Allocated	R7
SLAA115	Land at Ashford Road	Allocated	R3
SLAA145	Land North of Court Hill, Littlebourne	Allocated	R8
SLAA146	Land at Hersden	Allocated	R6
SLAA163	Bread and Cheese Field	Allocated	R5
SLAA185	Land at Station Road/ Land west of Cooting Lane	Allocated	R12
SLAA202	Land at Church Farm, Hoath	Allocated	R18
SLAA218	Great Pett Farmyard	Allocated	R2
SLAA214	Land off the Hill Littlebourne	Allocated as part of SLAA098	-
SLAA233	Broad Oak Reservoir	Allocated	R17
SLAA235	Land at Goose Farm, Shalloak Road	Allocated	R14
SLAA313	Land at Shalloak Road	Allocated	R15
SLAA311	Land at Ashford Road (west)	Allocated	R4

Table 4.7: Summary of 2017 Local Plan sites carried forward

Local Plan 2017 Policy Reference	Site Name	Allocation Status
HD1 CA308	124 & adjoining Middle Wall, Whitstable	Carried forward
HD1	Barham Court Farm, Barham	Carried forward
HB2	Beach Street, Herne Bay	Carried forward
HD1 CA507	Castle Street Car Park, Canterbury	Carried forward
HD1 CA340	Garage Site, Kings Road, Herne Bay	Carried forward

Local Plan 2017 Policy Reference	Site Name	Allocation Status
HD1 CA281	Hawks Lane, Canterbury	Carried forward
HD1 CA477	Holmans Meadow Car Park, Canterbury	Carried forward
HD1 CA347	Ivy Lane North, Canterbury	Carried forward
HD1 CA481	Land adjacent to Canterbury West Station, Canterbury	Carried forward
HD1	Land at and adjacent to Herne Bay Golf Driving Range, Greenhill	Carried forward
HD1	Land at Bullockstone Road, Herne Bay	Carried forward
HD1 CA491	Land at Herne Bay Station	Carried forward
HD1 CA530	Land at Ladysmith Grove	Carried forward
HD1	Land to rear of 51 Rough Common Road, Rough Common	Carried forward
HD1 CA278	Northgate Car Park, Canterbury	Carried forward
HD1 CA043B	Rosemary Lane Car Park, Canterbury	Carried forward
SP3 Site 1	Land at South Canterbury	Carried forward
SP3 Site 5	Land at Strode Farm, Herne Bay	Carried forward
SP3 Site 8	Land North of Hersden	Carried forward
HD1 CA286	St John's Lane Car Park, Canterbury	Carried forward
HD1 CA282	St Johns Lane Employment Exchange, Canterbury	Carried forward
HD1	St Martin's Hospital, Canterbury	Carried forward
HD1 CA047	St Radigund's Place, Canterbury	Carried forward
HD1 CA524	Tankerton Road car park & garage, Whitstable	Carried forward
EMP1	Altira	Added residential development as assessed under SLAA226a, and replaced with Site HB8
EMP1	Eddington Business Park	Added residential development and replaced with Site HB10
EMP11	Whitstable Harbour	Replaced with Site W2 and extended to

Local Plan 2017 Policy Reference	Site Name	Allocation Status
		cover a further parcel of land, and the opportunity for residential development
TCL7	Wincheap	Added residential development and replaced with Site C19
SP3 Site 2	Broad Oak / Sturry	Planning permission and under construction
SP3 Site 3	Land at Hillborough, Herne Bay	Planning permission and under construction
SP3 Site 4	Land at Herne Bay Golf Course, Herne Bay	Planning permission and under construction
SP3 Site 6	Land at Greenhill, Herne Bay	Planning permission and under construction
SP3 Site 7	North of Thanet Way, Whitstable	Planning permission and under construction
SP3 Site 9	Land at Howe Barracks, Canterbury	Planning permission and under construction
SP3 Site 11	Land at Cockering Farm, Thanington	Planning permission and under construction
SP3 Site 12	Land South of Ridgeway (Grasmere pasture) Chestfield	Planning permission and under construction
HD1	Kingsmead Field	Planning permission and under construction
HD1 CA480	Kingsmead depot, Canterbury	Planning permission and under construction
HD1 CA375/ HB3	Herne Bay Bus Depot, Herne Bay	Planning permission and under construction

5. Settlement boundaries

- 5.1. As part of the draft Local Plan the settlement boundaries have been developed for the Rural Service Centres and Local Service Centres, and the Urban Areas have been updated to reflect the built confines of the settlements and the new development planned for the district. To ensure that settlement boundaries are consistent across the district, the following methodology has been applied.
- 5.2. The settlement boundaries, and associated policies, aim to ensure that future development is contained within the built area of a settlement and prevent development extending into the countryside unless specific policies indicate otherwise.
- 5.3. The following information was used to put together the settlement boundaries: Ordnance Survey (OS) mapping, satellite imagery from Google Earth and planning application data. Where there were any anomalies or uncertainties, officers undertook a site visit to double check.
- 5.4. The settlement boundaries have largely been traced along the outside of roads and property curtilage boundaries, to be in line with the existing built form of the settlements. In addition, all of the sites allocated in the 2017 Local Plan and new draft Local Plan were included within the settlement boundary.
- 5.5. Where a building has a particularly large curtilage extending into the open countryside, the settlement boundary was drawn across a reasonable area of the property boundary to prevent backland development.
- 5.6. Agricultural buildings, equestrian facilities and agricultural land have not been included in the settlement boundary as these areas are deemed as countryside. Development in these areas would be covered under policy R19.
- 5.7. Key community facilities (and their grounds) located within the built confines of a settlement are included within the settlement boundary including schools, recreation grounds, parks and play facilities, churches, town and village halls, sports facilities, healthcare facilities and car parks.
- 5.8. During the Regulation 18 draft Local Plan (2022) consultation, comments were received from Adisham, Bridge and Broad Oak Parish Councils in relation to their settlement boundaries. Adisham Parish Council requested the inclusion of Blooden and some additional housing outside of the main village, however no action was taken as these areas are disconnected from the main built form of Adisham and including them in the boundary would be contrary

to the settlement boundary methodology. Bridge Parish Council raised a potential conflict with their neighbourhood plan, however no action was taken at this stage due to the neighbourhood plan status. Broad Oak Parish Council requested that the settlement boundary for Broad Oak should include the access to Land at Goose Farm (Policy R14) and the boundary has been amended to reflect this.

- 5.9. The Chartham settlement boundary has been amended to include a couple of buildings to the north east, off Station Road, which were not included previously. Further research has shown that the buildings are residential and commercial and therefore including them within the settlement boundary is in line with the methodology set out in this chapter.
- 5.10. Of the settlements where site allocations were proposed in the draft Local Plan (2022) which are no longer proposed in the draft Local Plan (2024), their boundaries have been amended to no longer include the site areas.

6. Town Centre boundaries

- 6.1. The Town Centre Boundaries for Canterbury and Herne Bay have been amended.
- 6.2. The Canterbury Town Centre boundary was reduced following recommendations from the Retail and Leisure Study (2020) which recommended consolidating town centre uses to a tighter boundary. Areas of residential development were removed and the boundary focuses on existing town centre uses at and adjacent to the Primary Shopping Area.
- 6.3. Following comments received during the Regulation 18 draft Local Plan consultation (2022), the Canterbury City Centre boundary has also been extended to include the Cathedral grounds. This is to recognise the important role the Cathedral plays in the town centre, as a focal point for business and tourism in the city.
- 6.4. The Herne Bay Town Centre Boundary was reduced following recommendations from the Retail and Leisure Study (2020) which recommended consolidating town centre uses to a tighter boundary. This also aligns with council ambitions to encourage improved connectivity between the Primary Shopping Area and the seafront.
- 6.5. Following comments received during the Regulation 18 draft Local Plan consultation (2022), the Herne Bay Town Centre Boundary boundary has been modified to include the Pier and part of Central Parade to the West, encompassing existing commercial and leisure uses on the seafront.
- 6.6. No changes are proposed to the Whitstable and Commercial Area boundaries from those included with the Regulation 18 draft Local Plan consultation (2022).

7. Neighbourhood Plans

- 7.1. The NPPF requires the housing need for designated neighbourhood areas to be identified within strategic policies of the Local Plan¹⁶.
- 7.2. There are six designated areas in our district which are in the process of producing neighbourhood plans:
- Bridge
 - Chartham
 - Hoath
 - Fordwich
 - Thanington
 - Upper Hardres
- 7.3. Based on the carried forward 2017 Local Plan sites in Chapter 8 of the draft Local Plan, the spatial growth strategy and proposed allocations, Bridge, Hoath and Thanington have sites allocated for housing within their designated areas.

Table 7.1: Proposed and saved allocations in neighbourhood plan areas.

Designated Area	Allocations	Homes
Bridge	R2: Great Pett Farmyard	13
Hoath	Policy R18 - Land at Church Farm	17
Thanington	Site 11: Land at and adjacent to Cocking Farm Thanington	1,150
	C7: Land to the North of Hollow Lane	720 homes and 80 units of older persons' accommodation
	C9: Milton Manor House	95
	C10: Land to North of Cocking Road	36

- 7.4. In addition to these allocations, an analysis of the historic completion trends for each neighbourhood area has been completed. This has been updated since the 2022 Development Topic Paper to include additional years of completion data.

¹⁶ Paragraph 67

- 7.5. The number of completions between 2017/18 and 2022/23, on brownfield only sites, have been analysed to identify the average annual windfall completions within these areas. This does not include completions on sites allocated in the 2017 Local Plan.
- 7.6. Projected over the 21 year Local Plan period (2020/21 - 2040/41), the average windfall figure on brownfield sites provides a housing need figure for each neighbourhood plan area. The proposed and saved allocations (Table 7.1) have not counted towards the housing need figures identified in Table 7.2 as this could undermine the effectiveness of the Local Plan and Neighbourhood Plans.

Table 7.2: Average windfall completions and housing needs by neighbourhood plan area

	Average number of completion per annum	Number required over the 21 year Local Plan period
Bridge	2	42
Chartham	2	42
Fordwich	0	0
Hoath	0	0
Thanington	0	0
Upper Hardres	0	0

- 7.7. Two dwellings at Bridge and Chartham per annum is the proportion of the district’s windfall housing figure which would be anticipated within each of these areas. By identifying these figures, the Neighbourhood Plan groups have the choice to allocate land within their Neighbourhood Plan or contain policies to address these housing needs.
- 7.8. The Bridge Neighbourhood Plan has progressed through the Regulation 16 stage and been independently examined. Following this, the plan will proceed to a referendum which is scheduled to take place on 28 March 2024. The plan contains detailed policies on a range of matters including transport, housing and environment and includes an allocation for 40 dwellings, which will include affordable housing, open space and provision for a Village Hall.
- 7.9. To summarise:
- **Bridge** - In addition to the 13 homes allocated on Site R2, between 2020/21 and 2040/41, the neighbourhood plan housing requirement figure for Bridge Parish is 42 dwellings.

- **Chartham** - The neighbourhood plan housing requirement figure, between 2020/21 and 2040/41, for Chartham Parish is 42 dwellings.
- **Fordwich** - The neighbourhood plan housing requirement figure, between 2020/21 and 2040/41, for Fordwich Parish it is zero dwellings.
- **Hoath** - The neighbourhood plan housing requirement figure, between 2020/21 and 2040/41, for Hoath Parish it is zero dwellings.
- **Thanington** - In addition to the 1,150 dwellings on Site 11 (Policy CF1), 720 homes and 80 units of older persons' accommodation allocated on Site C7, 95 homes allocated on C9 and 36 homes allocated on C10, between 2020/21 and 2040/41, the neighbourhood plan housing requirement figure for Thanington Parish is zero dwellings.
- **Upper Hardres** - The neighbourhood plan housing requirement figure, between 2020/21 and 2040/41, for Upper Hardres Parish is zero dwellings.

8. Meeting the district's housing needs

Housing land supply methodology

Liverpool vs Sedgefield (LHN)

- 8.1. The council proposes to continue to use the Liverpool method of spreading any shortfall that might arise over the plan period, because of the specific circumstances that occur due to the higher level of development needing to take account of major infrastructure requirements.
- 8.2. While the PPG encourages the use of the Sedgefield method, it does not prohibit the use of the Liverpool method, which is validated as a methodology by appeal decisions and the Inspectors Report on Canterbury District's 2017 Local Plan.
- 8.3. Many of the circumstances put forward during the 2017 Local Plan examination still remain relevant due to delays caused by appeals, judicial reviews, covid-19 and the stodmarsh water quality issues.
- 8.4. For example, we have always acknowledged that a number of the strategic housing sites at Sturry and Herne Bay are reliant on the construction of a new relief road for Sturry. This road has only just been granted permission and construction is not anticipated by KCC to start until 2025. Some housing at Sturry has been unlocked sooner, but the number of homes that can be built in the area prior to the Sturry Road being constructed is limited. The Herne Bay Relief Road, which has started construction, will also help unlock homes.
- 8.5. In addition the 2017 Local Plan was only planning for an average of 800 homes per year, whereas this draft Local Plan is planning for the LHN requirement of 1,149 homes per annum. This automatically means a level of shortfall is carried into the first 5 year housing land supply.
- 8.6. Therefore, we recognise that the large scale strategic allocations will take a number of years to complete (as has been seen at longer rates than anticipated due to the quantity of appeals and judicial reviews) and this together with the fact that the district is heavily constrained in terms of landscape and other conservation policies is the main reason for continuing to adopt the Liverpool method and redistributing any undersupply in the early years over the entire plan period. We feel that this is the best way to respond in reasonable planning terms to unlock these sites whilst according with the principles of sustainable development.

Land supply components

- 8.7. The district’s housing land supply consists of several components:
- **Carried forward 2017 Local Plan allocations:** as identified in Chapter 4 and Appendix C;
 - **Proposed draft Canterbury District Local Plan to 2040 allocations:** as identified in Chapter 4 and Appendix C;
 - **Extant planning permissions:** extant permissions are other sites with planning permission for residential development that are either not started or were under construction as of 31 March in the survey year;
 - **Completions:** residential development units which have been completed in 2020/21, 2021/22 and 2022/23; and
 - **Windfalls:** sites which have not been specifically identified as available in the development plan process.
- 8.8. For the purposes of classifying “housing supply” newly-built homes as well as conversions, changes of use, demolitions and redevelopments are included.
- 8.9. Homes are classed as any self-contained permanent residential dwelling which includes student accommodation and older persons housing (C2).
- 8.10. It is important to note that the ‘net’ increase to the housing stock is reflected within the figures. The reuse of empty homes or the replacement of existing dwellings do not contribute to the ‘net’ supply of new housing.
- 8.11. 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 housing supply with the appropriate ratio¹⁷.
- 8.12. These types of accommodation are required to be assessed for the government’s HDT and our housing land supply calculations in slightly different ways. This is likely to cause modest discrepancies between the level of completions recorded for each monitoring year under the HDT results and the published land supply, but this cannot be avoided.

¹⁷ In accordance with the revised NPPF and national guidance.

Windfall data

- 8.13. The NPPF encourages the support of windfall development sites. It also states an allowance can be made for windfall sites in land supply calculations where there is compelling evidence demonstrating it is a reliable source of supply (paragraph 72).
- 8.14. For the 2017 Local Plan, it was demonstrated that windfalls have historically formed part of the land supply with past windfall rates of 49% of the overall completion rate¹⁸. A windfall allowance of 138 dwellings per annum was agreed by the Planning Inspector, based on expected completions on small sites of less than five units only.
- 8.15. The Inspector concluded that 138 dwellings per annum was a conservative assumption and confirmed that no additional allowance for lapsed permissions was necessary.
- 8.16. The updated housing monitoring data continues to show higher-than-anticipated levels of small site windfall completions and also that large windfall sites continue to be granted in addition to the allowance.
- 8.17. Table 8.1 identifies that windfalls have continued to be the main supply of housing since the last Local Plan was adopted, providing 63% of the completions over this period. This provides reliable evidence that windfall sites remain an important and reliable source of housing supply in the district.

Table 8.1: Split of windfall and allocated site completions

Year	Net completions			Percentage (%)	
	Allocations	Windfall	Total	Allocations	Windfall
2017/18	100	1,019	1,119	9%	91%
2018/19	105	338	443	24%	76%
2019/20	298	299	597	50%	50%
2020/21	160	314	474	34%	66%
2021/22	436	349	785	56%	44%
2022/23	405	288	693	58%	42%

- 8.18. While in the past two years allocations have overtaken windfall in terms of the percentage of the overall completions this could be due to a number of factors. Some good news like the majority of the large strategic allocations from SP1 in the 2017 Local Plan have detailed

¹⁸ Based on completion data from 1993/94 to 2013/14 in *Canterbury District Local Plan Review Public Examination. Topic Paper 2: Housing (2014)*, page 15. Available from: <https://drive.google.com/file/d/1hQnk03zU3NyuU90vWFVMRn9ob3r5IJnw/view?usp=sharing>

planning permission and have started construction. However, there are also the negative impacts from Covid-19 (e.g. less applications were submitted and construction stopped during lockdown) and the Stodmarsh water quality concerns has limited the number of windfall sites granted permission in the District. Both of these impacts are now starting to be seen in the completion figures as the percentage of windfall decreases.

- 8.19. However, even through a period of time which has seen Covid-19 and the Stodmarsh water quality concerns disrupt the delivery of development in parts of the district, the delivery of windfall sites continues to be an important component of meeting housing needs. As such, the council has reviewed the number of completions on windfall sites of all sizes.
- 8.20. For residential developments only, windfall completions on brownfield sites (Table 8.2) were considered. This was in line with the NPPF requirement to allocate land with the least environmental or amenity value (paragraph 181).

Table 8.2: Windfall completions on brownfield land

Net Completions	0 and below dwellings	1-5 dwellings	6-9 dwellings	10+ dwellings	Total across all sizes
2017/18	-31	62	24	153	208
2018/19	-17	95	50	71	199
2019/20	3	68	-3	81	149
2020/21	-3	52	21	51	121
2021/22	-11	49	46	51	135
2022/23	-13	42	27	53	109
Total	-72	368	165	460	921
6 year average	-12	61	28	77	154
4 year average¹⁹	-12	69	23	89	169

- 8.21. Small sites²⁰ and smaller sites²¹ will build out within two years of being granted planning permission. The Stodmarsh water quality issues were identified in 2019 and resulted in fewer planning permissions being decided. This is likely to be the main reason why the last

¹⁹ Average over 2017/18 to 2020/21, which excludes the past two years where Stodmarsh has skewed the figures.

²⁰ This refers to schemes of less than 5 dwellings as set out in the Phasing Methodology 2018.

²¹ This refers to schemes for 6-100 dwellings which are granted through detailed planning permission as set out in the Phasing Methodology 2018.

two years had lower windfall completions. The Draft Canterbury District Nutrient Neutrality Strategy seeks to identify actions so that this issue can be addressed.

- 8.22. Therefore, as the impacts on granting planning permission due to the Stodmarsh water quality impacts and Covid-19 has skewed the completion data for the last two years (2021/22 and 2022/23), it is proposed that to work out the average number of windfall residential completions on brownfield sites the years 2017/18 to 2020/21 are used. This is the same as the information and windfall figure presented for the draft Regulation 18 Local Plan (2022).
- 8.23. Older persons housing and student accommodation on brownfield windfall development sites that have been completed has also been reviewed, as summarised in Table 8.3.

Table 8.3: Windfall older persons housing and student accommodation development on brownfield sites

Net Completions	Older persons' accommodation	Student accommodation
2017/18	-10	676
2018/19	32	7
2019/20	10	22
2020/21	27	117
2021/22	-15	758
2022/23	24	0
Total	68	1,580
6 year average	11	263

- 8.24. The last two years of completions will have also been impacted by Covid-19 and the Stodmarsh water quality issues, however student accommodation varies year on year with little consistency. Paired with the HNA determining there are no identified student accommodation needs over the local plan period, there is a chance that the market for student accommodation is becoming saturated and may tail off over time. Therefore, no windfall figure for student accommodation is proposed.
- 8.25. The six year average for older persons housing is minimal. It is therefore proposed that the windfall figure should be based on the residential windfall development on brownfield land only.

8.26. Considering all of these factors, it is proposed that the windfall figure is based only on brownfield residential windfall development, excluding greenfield development, student accommodation and older person housing. It is also proposed that the data for the past two years is excluded due to the temporary national constraints that have skewed the completion figures. This is considered to be a robust, if conservative, projection of reliable future ongoing windfall supply in the district, and amounts to 170 dwellings²² per annum from year four of the housing land supply to 2040/41 which has been considered in the land supply calculations.

Lapsed data

8.27. For the adopted 2017 Local Plan, the Inspector did not believe it was necessary to make an additional allowance for lapsed permissions. The council has taken this opportunity to review its lapse rate methodology

8.28. As set out in Figure 8.1 the number of lapsed planning applications for housing over the past six years is highly variable with no obvious trend.

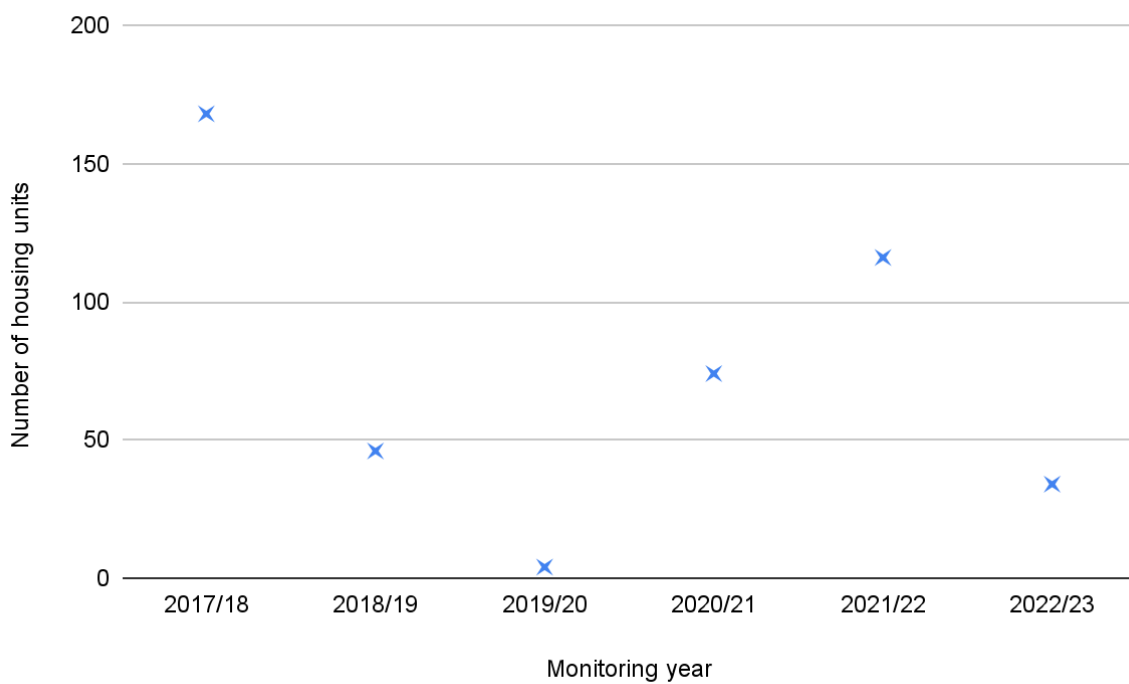


Figure 8.1: Number of lapsed applications per year

8.29. In 2017/18 the number of lapsed applications was higher due to the lapse of a couple of 40-50 home prior notification applications only. These applications were initially submitted

²² Rounded to a whole number

shortly after the prior notification process was introduced and were likely never intended to be built out.

- 8.30. There was another, smaller spike in 2021/22 which was predominantly due to the government providing short term extensions to implementation periods due to Covid-19 and associated lockdowns. This then led to a number of lapsed applications being within the same time period rather than more spread out.
- 8.31. The council considers that the lapsed rate is inconsistent year on year and in general negligible when compared to the overall housing need, especially when special circumstances like the introduction of new permitted development rights and impacts of Covid-19 are excluded. In addition the council's approach to windfall rates is still considered conservation. Therefore, no allowance for a lapse rate is included within the windfall allowance calculations.

Housing Delivery Test and the appropriate buffer

- 8.32. 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.
- 8.33. The NPPF (Paragraph 79) sets the appropriate buffer based on the most up to date Housing Delivery Test (HDT) result which has been published by the government.
- 8.34. The HDT is an annual measurement of housing delivery in the area of relevant plan-making authorities. It is a percentage measurement of the number of net homes delivered against the number of homes required over a rolling three year period.
- 8.35. For 2022/23, Table 8.4 identifies the number of homes required over the last three year period and the corresponding completion figures.

Table 8.4: HDT last three years housing requirement and completion figures

HDT	2020/21	2021/22	2022/23	Total
Housing requirement	599 ²³	900	1,070 ²⁴	2,569
Total completions	463	682	693	1,838

²³ 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>

²⁴ Based on an appropriate split of the Local Plan need figure of 900 dwellings (adopted 17 July) and the LHN as calculated on 1st April 2022

8.36. Furthermore, Table 8.5 identifies previous years HDT results, and the result for this year.

Table 8.5: Previous HDT results

Monitoring Year	HDT result
2017/18	117%
2018/19	87%
2019/20	87%
2020/21	65%
2021/22	75%
2022/23	72%

8.37. At the time of writing the most recent Housing Delivery Test result which has been published by the government is the 2021/22 result. The council's result was 75% and therefore the appropriate buffer is 20%. Even if the government publishes the 2022/23 HDT result during this consultation the appropriate buffer would still be 20%.

Student and older persons housing

8.38. 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 ratio²⁵.

8.39. 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.

8.40. 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. At time of writing this was the 2011 Census data as the 2021 Census data was not available. The council will keep this under review.

8.41. Using the District published census data, a ratio of 3.5 student bedrooms which equates to 1 new dwelling for communal student developments is implemented. For older person accommodation, the District's published census data means a ratio of 1.8 bedrooms which equates to 1 new dwelling for communal older persons developments is implemented.

²⁵ In accordance with the revised NPPF and national guidance.

- 8.42. These types of accommodation are required to be assessed for the HDT and housing land supply in slightly different ways. 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

- 8.43. The council has published a revised Phasing Methodology document 2023²⁶ which responds to developer feedback and changes in both the national and local housing market and construction industry.
- 8.44. 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

- 8.45. A Housing Delivery Group, comprising developers, agents, house builders, SME house builders, affordable housing providers and utilities providers, was established in 2018.
- 8.46. 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.
- 8.47. In April and May 2023, the Housing Delivery Group was consulted on the proposed changes to the Phasing Methodology and offered another opportunity to provide local feedback. Further information on the stakeholder engagement undertaken through the production of the Phasing Methodology, is within Chapter 2 of the document.
- 8.48. Surveys were circulated in May and June 2023 to strategic, allocated and large sites to gather site-specific information on the construction status, phasing and identification of factors impacting development.
- 8.49. Statements of Common Ground were then produced across September - November 2023 with the strategic sites representatives.
- 8.50. During the Regulation 18 draft Local Plan consultation 2022, conversations in terms of phasing and build out rates started with the developer / agents of the new sites proposed for allocation. These conversations have been ongoing to inform the phasing presented at

²⁶ Phasing Methodology includes details around the process of producing the document and engagement with the development industry. It is available on the councils website, or from:
<https://drive.google.com/drive/folders/1GeX9bc1xlbk5ksy0bxuUhrUqA4eZEYK?usp=sharing>

this time, and it is anticipated that Statements of Common Ground will be produced between the council and the large strategic sites for the Regulation 19 stage.

Monitoring process

- 8.51. 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.
- 8.52. The council takes a cautious and robust approach, based on up-to-date information, when phasing sites. The year-long monitoring process includes:
- *New planning permissions* - updating extant planning permission records as new applications are permitted
 - *Completions* - using Council Tax, Building Control or Street Name and Numbering records data around completions is updated
 - *Site surveys* - council officers visit sites subject to planning applications, both extant permissions and allocations, that are not complete
 - *Developer engagement* - the pro-forma is circulated to developers, house builders, agents or applicants for certain extant planning permissions and all allocated sites
 - *Site-specific information gathering* - based on the detailed knowledge of case officers' (and infrastructure/transport officers if appropriate) information is gathered on the individual sites, including known delays and interdependencies of sites
 - *'Sense checking'* - information provided via the pro-forma is 'sense checked' against known delays, information provided by the relevant officers and the Phasing Methodology
 - *Carried forward 2017 Local Plan 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.
 - *New draft Local Plan allocations* - phasing is based on initial discussions with the site developer / agent / promoter, the Phasing Methodology, planning status and known constraints. This will be further refined for the Regulation 19 stage.

Land supply components and Sites commentary

- 8.53. In addition to the new allocations in the draft Local Plan, there are the existing housing supply elements. The information in relation to the existing housing supply elements has been taken from the 2022/23 Authority Monitoring Report and informed by the comprehensive and robust monitoring process that document goes through.
- 8.54. As set out above the new allocations in the draft Local Plan have been through a similar robust monitoring process for this consultation.

Completions

- 8.55. Table 8.6 sets out the breakdown of completions since the base date of the draft Local Plan to this monitoring year (2020/21 - 2022/23). As discussed earlier in this document, in accordance with national guidance, the appropriate ratio has been applied²⁷.

Table 8.6 Net completions within Canterbury District

Monitoring Year	Residential Dwelling Completions	Student Accommodation Completions	Care home and other specialists Completions	Total Completions
2020/21	330	117	27	474
2021/22	547	248	-10	785
2022/23	644	0	49	693

Extant planning permission

- 8.56. These are all windfall applications for housing, student accommodation and older persons housing which have been granted planning permission, are still valid and not completed. Please see Table D.1, D.2 and D.3, in Appendix D.

Carried forward 2017 Local Plan allocations

- 8.57. As discussed previously, 2017 Local Plan Strategic Site 10: Land at Ridlands Farm and Langton Field, Canterbury is included within draft site allocation *Policy C6: Land at Merton Park* and is therefore not included within this section to prevent double counting.
- 8.58. As set out in the 2022/23 Authority Monitoring Report, this year a Statement of Common Ground has been signed for 9 of the parcels across the 11 strategic sites that are being carried forward from the 2017 Local Plan. These are available in *Appendix E*. These sites are:
- Site 2: Land At Broad Oak (Northern Section)

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

- Site 3: Land at Hillborough (Parcel A)
- Site 3: Land at Hillborough (Parcel B)
- Site 5: Land at Strode Farm
- Site 6: Land at Greenhill, Herne Bay
- Site 9: Land at Howe Barracks
- Site 11 Parcel A: Land at Cockering Farm, Thanington
- Site 11 Parcel B: Land at Cockering Farm, Thanington
- Site 12: Grasmere Gardens (Land South of the Ridgeway)

8.59. Site commentary for the remaining Carried forward 2017 Local Plan strategic allocations is provided below.

Site 1: South Canterbury

Summary

8.60. 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.

8.61. The application was referred back for determination to the Council and new information was submitted in December 2021. The planning application was referred to the Committee in December 2022, where the Planning Committee resolved to grant planning permission subject to safeguarding conditions and completion of a legal agreement. The granted decision notice was issued in June 2023, and the Judicial Review period has now lapsed without a legal challenge.

Current Planning Status

8.62. 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.

8.63. 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

- 8.64. 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.
- 8.65. 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.

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

Agreed Site Commentary

8.67. During consideration of the hybrid application, water quality concerns were raised by Natural England in relation to the Stodmarsh European Protected site. A solution has since been identified and agreed upon within the Appropriate Assessment. The planning permission for 4,000 homes, including 140 dwellings being a detailed planning permission, was granted with a decision notice issued in June 2023. The Judicial Review period has passed and work can now start on discharging conditions and construction.

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

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

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

8.71. The developer intends to remain involved throughout the delivery of the scheme, acting as master developer and selling serviced land to housebuilders and those delivering the commercial elements. A high level of design quality and a wide range of tenure types will be promoted, enabling rates of housing delivery to be increased. The developer has confirmed there will be four strategic phases of c1000 dwellings each, broken down into sub-phases/serviced housing parcels of various sizes according to market demand and speed

in infrastructure investment. The site will be a multi-outlet operation and therefore significant build-out rates are expected.

Deliverability checklist

8.72. 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

8.73. 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

- 8.74. Granted permission for a hybrid planning application comprising: a detailed element for the construction of part of the Sturry Link Road and a local road from the Sturry Link Road to Shalloak Road; and outline for 630 dwellings and associated community infrastructure.

Summer 2023 survey response

- 8.75. The Council circulated a survey in summer 2023, seeking initial views on anticipated delivery of the site and any other other factors impacting on the delivery of the site.
- 8.76. The developer did not respond.

Agreed Site Commentary

- 8.77. A hybrid planning application was granted planning permission in March 2021 and there is a Planning Performance Agreement (PPA) in place.
- 8.78. The developer is in discussions with a housebuilder who is a Homes England strategic partner so it is anticipated that there will be accelerated delivery.
- 8.79. In June 2016 Kent County Council secured LEP funding of £5.9m towards the relief road. Heads of Terms were agreed and signed by those sites reliant upon the relief road and Kent County Council, as highway authority, to ensure the necessary funding would be in place when the works are scheduled to take place. Funding towards the relief road has already been secured via S106 from dependent sites such as Herne Bay Golf Course (£250k). Additionally the following unallocated sites have S106s that facilitate forward funding to assist with keeping the scheme on programme - Hoplands Farm (£1.2m) as well as the Colliery Site (£3.6m).
- 8.80. Kent County Council in 2017 consulted on the route and details of the relief road and planning applications for both sections of the road were lodged. KCC granted the Sturry Link (Relief) Road early September 2021 securing the additional funding.
- 8.81. Up to 385 dwellings can come forward and be occupied on the site prior to the construction and connection of the relief road with the KCC viaduct scheme. Work is anticipated to start in spring 2025, so no conflict with the 5 year land supply phasing is anticipated. However, the progress of the highways infrastructure will be monitored and phasing will be adjusted in the future if necessary.

- 8.82. As part of the outline planning permission a solution to the water quality concerns raised by Natural England in relation to the Stodmarsh European Protected site was identified and agreed within the Appropriate Assessment. Due to changes in the national guidance since the adoption of the initial Appropriate Assessment, it is likely that this will need to be revised. The developer is working with Natural England. As the site has previously been able to demonstrate nutrient neutrality, as have other large sites in the district, it is anticipated that this should not unduly delay issuing a planning decision.
- 8.83. There are no ownership, viability or further infrastructure provision concerns. Therefore, based on the Phasing Methodology a site of this size, with outline planning permission, is anticipated to have first completions in Year 3.

Deliverability checklist

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

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

Site 7: Land North of Thanet Way

Summary

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

Current Planning Status

- 8.86. An outline application was granted planning permission in 2016 for 400 residential units along with a signed S106 agreement. In August 2018 a reserved matters application was submitted for Phase 1 comprising 138 dwellings, associated works and infrastructure and it was granted planning permission in November 2019.
- 8.87. In November 2020 another reserved matters application was submitted for part of Phase 1 and Phase 2 comprising 213 dwellings, associated works and infrastructure and it was granted planning permission in June 2021. There is a slight overlap between these two permissions, so overall the total across these two reserved matters is 292 dwellings.
- 8.88. The final phase (3) for 108 dwellings was granted planning permission in March 2022. All dwellings have detailed planning permission.

Progress of Site 7: Land North of Thanet Way

Phase	Date	Other Information
Registration of outline planning application	June 2015	CA//15/01296 for 400 dwellings
Decision notice issued	26/10/2016	Granted Planning Permission
Registration of reserved matters	August 2018	CA//18/01664 - Phase 1 for 138 dwellings
Reserved matters decision notice issued	14/11/2019	Granted Planning Permission
Registration of reserved matters	November 2020	CA/20/02436 - Part of Phase 1 and Phase 2 for 213 dwellings
Reserved matters decision notice issued	11/06/2021	Granted Planning Permission
Registration of reserved matters	October 2021	CA/21/02426 - Phase 3 for 108 dwellings
Reserved matters decision notice issued	02/03/2022	Granted Planning Permission
Section 106, or other planning obligations agreed or signed	October 2016	
Work on site commenced (including demolition)	2020	

Dwelling completions	74 of 400	
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Amount of affordable units for each Phase

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

Summer 2023 survey response

- 8.89. The Council circulated a survey in summer 2023, seeking initial views on anticipated delivery of the site and any other other factors impacting on the delivery of the site.
- 8.90. The developer responded and confirmed that no further planning applications are anticipated. They identified the phasing trajectory to be 131 in Year 1, 120 in Year 2 and 75 in Year 3.

Agreed Site Commentary

- 8.91. The developer, Hyde Housing, is a Homes England strategic partner and Chartway has been confirmed as the housebuilder. These two factors mean it is anticipated that build out rates will be increased and delivery accelerated.
- 8.92. The site will be built out in 3 Phases, all of which have detailed planning permission. The new roundabout on the Thanet Way has been fully technically approved and delivered to KCC Highway standards. Highways projects associated with the application will not impact on delivery timescales.
- 8.93. There are no known ownership constraints or availability concerns to delay construction. The entire site has detailed planning permission and construction has started with 18 completions in 2021/22 and 56 dwellings recorded as complete this year. Therefore, the site is considered deliverable.

Deliverability checklist

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

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

Site 8: Land at Hersden

Summary

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

Current Planning Status

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

Summer 2023 survey response

- 8.97. The Council circulated a survey in the summer of 2023, seeking initial views on the anticipated delivery of the site and any other factors impacting the delivery of the site.
- 8.98. The developer did not respond.

Agreed Site Commentary

- 8.99. The developer, Persimmon Homes have confirmed that they will be the housebuilder. Discussions have been ongoing between the Council and Persimmon Homes, and the developer has confirmed that the site will be broken into four phases.
- 8.100. KCC granting the Sturry Link (Relief) Road in early September 2021 and securing additional funding from South East Local Enterprise Partnership (SELEP) has resolved the transport infrastructure concerns.
- 8.101. The site is affected by the water quality concerns raised by Natural England in relation to the Stodmarsh European Protected site and the developer is considering mitigation options.
- 8.102. Solutions have been agreed with Natural England for the South Canterbury and Broad Oak applications and provide a basis for practical solutions to be implemented for other development sites in the district.
- 8.103. The Council is continuing to work closely with Natural England, developers and other key stakeholders to identify possible mitigation solutions. Progress has been made towards a strategic solution to nutrient neutrality as the draft Canterbury District Nutrient Neutrality Strategy has been published. It was open to consultation alongside the draft Local Plan and the draft Local Plan included safeguarding and allocating land for wetland creation (which is one of the possible mitigation measures). The consultation closed earlier this year and the Council is currently reviewing responses.
- 8.104. The draft Canterbury District Nutrient Neutrality Strategy includes:
- Onsite mitigation such as provision of onsite treatment works (Package Treatment Works), surface water treatment (Sustainable drainage systems) and water efficiency measures within building designs,
 - offsetting from other projects, such as retrofitting housing stock with water-saving measures, and changing land use elsewhere in the District (for example Broad Oak Reservoir proposed by South East Water).
 - wetland creation - areas of land have been identified as potentially suitable for wetlands. Those suitable have been allocated or safeguarded within the draft Local Plan.
- 8.105. The Council anticipates that the Strategy will be published alongside the Reg 19 Local Plan consultation, at the latest. Therefore, the phasing of the remaining reserved matters applications has been cautious by aligning it with the Reg 19 Local Plan even though the strategy or an alternative solution may come forward before then.

- 8.106. Additionally, nutrient neutrality has become a national issue and the Government is starting to identify possible mitigation measures and national requirements.
- 8.107. The Government has tabled amendments to the Levelling Up and Regeneration Bill which would place further requirements on sewage infrastructure providers and lower the wastewater treatment work permits reducing the amount of nutrients they can release.
- 8.108. In July 2022, the Secretary of State announced a ministerial direction to support Natural England's establishing a nutrient-neutral scheme. As such, the Government is also providing funding to help identify and implement mitigation measures. The Stodmarsh catchment received part of this Government funding which is allowing work to progress swiftly.
- 8.109. There are no known ownership constraints. There are no known viability concerns, and the developer has confirmed that they will provide 30% affordable housing on-site (140 affordable homes).
- 8.110. It is not anticipated that there will be any infrastructure provision which will significantly delay the provision of housing once planning permission is granted.
- 8.111. Due to the ongoing work by the developer to address nutrient neutrality, it is anticipated that a decision will be issued by the end of March 2024. This would then allow construction on the 261 dwellings as part of the detailed planning permission to start. As per the Phasing Methodology, first completions are therefore phased in Year 4. Further reserved matters will be submitted at appropriate stages, however, as only 110 are phased within the 5YHLS there is no conflict.

Deliverability checklist

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

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

requirements		
Was phasing 'sense checked' against Phasing Methodology	Y	

8.113. The phasing for the carried forward 2017 Local Plan allocations is set out in Appendix F.

New draft Local Plan allocations

8.114. As set out in Chapter 4, the draft Local Plan allocates several sites for housing development to meet our identified housing needs.

8.115. These sites, like the other housing land supply components, are either deliverable within the next 5 years or developable within 5+ years, in line with the NPPF definitions:

Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.*

Developable: To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

8.116. Table 8.7 summaries the status, constraints and anticipated first completions for the new allocations. The phasing of these sites is included within Appendix G.

8.117. Information on the draft new allocations has been gathered through a robust monitoring process including engagement with the developer / landowner/ agent and sense checking against the Council’s Phasing Methodology (2023) as set out above.

8.118. The phasing information will be reviewed, and where appropriate supplemented through a Statement of Common Ground with the developer/landowner/agent for the Regulation 19 stage.

Table 8.7: Deliverability / developability for the new draft allocations

Site name	Draft Policy	Net number of dwellings	Status	Constraints to delivery	Deliverable / developable	Anticipated first year of completions
Land at Merton Park	C6	Dwellings: 2,025 Older persons housing: 225 (ratioed to 125)	Limited planning activity	<ul style="list-style-type: none"> • Nutrient Neutrality mitigation, including waste water treatment works to be delivered at the earliest possible stage in the development • New access from A2 should be delivered prior to occupation of any dwellings • Connectivity to site C7, a Local Centre and Sports Hub should be provided prior to occupation of 25% dwellings • Park and Ride including fast bus link, business space and hospital extension should be provided prior to occupation to 50% dwellings • Primary school to be provided prior to occupation of 100 dwellings 	Developable	2029/30
Land to the North of Hollow Lane	C7	Dwellings: 720 Older persons housing: 80 (ratioed to 44)	Limited planning activity	<ul style="list-style-type: none"> • Nutrient Neutrality mitigation, including waste water treatment works to be delivered at the earliest possible stage in the development • Connectivity to site C6 and new access to the A2 contained within site C6 to be provided prior to occupation of any dwellings • Local Centre to be provided prior to 25% dwellings • Business space to be provided prior to 50% dwellings • Primary school to be provided prior to occupation of 100 dwellings 	Developable	2029/30

Site name	Draft Policy	Net number of dwellings	Status	Constraints to delivery	Deliverable / developable	Anticipated first year of completions
Milton Manor House	C9	94 (allocated for 95 and loss of one dwelling)	Planning application pending decision	<ul style="list-style-type: none"> Nutrient Neutrality mitigation 	Developable	2028/29
Land to North of Cockering Road	C10	36	Planning application pending decision	<ul style="list-style-type: none"> Nutrient Neutrality mitigation 	Deliverable	2027/28
Becket House	C13	67	Limited planning activity	<ul style="list-style-type: none"> Nutrient Neutrality mitigation 	Deliverable	2027/28
Land at the Former Chaucer Technology School	C15	70	Limited planning activity	<ul style="list-style-type: none"> Nutrient Neutrality mitigation 	Deliverable	2027/28
43-45 St George's Place	C2	50	Limited planning activity	<ul style="list-style-type: none"> Nutrient Neutrality mitigation 	Deliverable	2027/28
Land at Folly	C16	17	Limited	<ul style="list-style-type: none"> Nutrient Neutrality mitigation 	Deliverable	2027/28

Site name	Draft Policy	Net number of dwellings	Status	Constraints to delivery	Deliverable / developable	Anticipated first year of completions
Farm			planning activity			
Land at Station Road East	C14	37	Limited planning activity	<ul style="list-style-type: none"> Nutrient Neutrality mitigation 	Deliverable	2027/28
Wincheap Commercial Area	C19	Dwellings: 900 Older persons housing: 100 (ratioed to 56)	Limited planning activity	<ul style="list-style-type: none"> Provision of Wincheap one-way gyratory scheme Multiple landowners and leaseholders Nutrient Neutrality mitigation 	Developable	2029/30
Land South of Thanet Way	W5	220	Planning application pending decision	None	Deliverable	2027/28
St Vincent's Centre	W7	10	Limited planning activity	<ul style="list-style-type: none"> Community services and facilities to be delivered prior to occupation of 25% dwellings 	Deliverable	2027/28
Land	HB5	14	Limited	None	Deliverable	2027/28

Site name	Draft Policy	Net number of dwellings	Status	Constraints to delivery	Deliverable / developable	Anticipated first year of completions
comprising Nursery Industrial Units and former Kent Ambulance Station			planning activity			
Land to the West of Thornden Wood Road	HB4	150	Limited planning activity	<ul style="list-style-type: none"> Secondary school to be delivered on commencement of development Local shopping and community facilities to be delivered prior to occupation of 50% dwellings 	Developable	2028/29
Former Metric Site	HB9	9	Detailed planning application granted	None	Deliverable	2025/26
Altira	HB8	67	Detailed planning application granted	None	Deliverable	2024/25
Great Pett	R2	13	Planning	None	Deliverable	2026/27

Site name	Draft Policy	Net number of dwellings	Status	Constraints to delivery	Deliverable / developable	Anticipated first year of completions
Farmyard			applicati on pending decision			
Land North of Popes Lane	R9	110	Limited planning activity	<ul style="list-style-type: none"> Sturry Relief Road must be fully operational prior to occupation of any dwellings on the site Nutrient Neutrality mitigation 	Developable	2028/29
The Paddocks, Shalloak Road, Sturry	R10	50	Limited planning activity	<ul style="list-style-type: none"> Dependant upon delivery of Site 2 in Policy CF1 for vehicle access Nutrient Neutrality mitigation 	Deliverable	2027/28
Bread and Cheese Field	R5	150	Limited planning activity	<ul style="list-style-type: none"> Nutrient Neutrality mitigation 	Developable	2028/29
Land at Hersden	R6	18	Limited planning activity	<ul style="list-style-type: none"> Dependant upon delivery of Site 8 in Policy CF1 for vehicle access Nutrient Neutrality mitigation 	Deliverable	2027/28
Land off The Hill, Littlebourne	R7	Dwellings: 270 Older persons housing: 30	Planning applicati on pending decision	<ul style="list-style-type: none"> Nutrient Neutrality mitigation, including waste water treatment works to be delivered at the earliest possible stage in the development Local shopping and community facilities to be delivered prior to occupation of 50% dwellings 	Deliverable	2026/27

Site name	Draft Policy	Net number of dwellings	Status	Constraints to delivery	Deliverable / developable	Anticipated first year of completions
		(ratioed to 17)				
Land North of Court Hill, Littlebourne	R8	50	Limited planning activity	<ul style="list-style-type: none"> Nutrient Neutrality mitigation Business/commercial space to be provided prior to occupation of 50% dwellings 	Deliverable	2027/28
Land west of Cooting Lane, south of Station Road	R12	10	Limited planning activity	<ul style="list-style-type: none"> Nutrient Neutrality mitigation 	Deliverable	2027/28
Land adjacent to Valley Road, Barham	R13	20	Limited planning activity	<ul style="list-style-type: none"> Nutrient Neutrality mitigation 	Deliverable	2027/28
Land at Goose Farm, Shalloak Road	R14	26	Limited planning activity	<ul style="list-style-type: none"> Nutrient Neutrality mitigation The business space to be delivered prior to the occupation of 50% dwellings 	Deliverable	2027/28
Land fronting Mayton Lane, Broad Oak	R16	8	Limited planning activity	<ul style="list-style-type: none"> Nutrient Neutrality mitigation 	Deliverable	2026/27
Land at Church	R18	17	Limited	<ul style="list-style-type: none"> Local shopping and community facilities plus 	Deliverable	2027/28

Site name	Draft Policy	Net number of dwellings	Status	Constraints to delivery	Deliverable / developable	Anticipated first year of completions
Farm, Hoath			planning activity	associated car parking should be provided prior to the occupation of 50% dwellings		
Nackington Police Station	C8	20	Limited Planning activity	<ul style="list-style-type: none"> Nutrient Neutrality mitigation 	Deliverable	2027/28
Land at Shalloak Road	R15	10 (allocated for 12 and loss of 2 dwellings)	Limited planning activity	<ul style="list-style-type: none"> Nutrient Neutrality mitigation 	Deliverable	2027/28
Bodkin Farm	W6	250	Limited planning activity	<ul style="list-style-type: none"> Secondary school to be delivered on commencement of development Local shopping and community facilities to be delivered prior to occupation of 50% dwellings 	Developable	2028/29
Land at Brooklands Farm	W4	Dwellings: 1,260 Older persons housing: 140 (ratioed to 78)	Limited planning activity	<ul style="list-style-type: none"> New access from the A299 to be delivered prior to occupation of 50% dwellings The western Local Centre to be delivered prior to occupation of 25% dwellings. The eastern Local Centre to be delivered prior to occupation of 80% dwellings Business space to be delivered prior to occupation of 50% dwellings Primary school to be delivered prior to occupation of 100 dwellings 	Developable	2029/30

Site name	Draft Policy	Net number of dwellings	Status	Constraints to delivery	Deliverable / developable	Anticipated first year of completions
University of Kent	C12	Dwellings: 1,800 Older persons housing: 200 (ratioed to 111)	Limited planning activity	<ul style="list-style-type: none"> • Nutrient Neutrality mitigation • Secondary access to be delivered prior to occupation of 300 dwellings • Harbledown slip roads and Rough Common Road improvements, and provision of business space to be delivered prior to occupation of 50% dwellings • Local Centre to be delivered prior to occupation of 25% dwellings • New facility for Blean Primary School to be provided prior to occupation of 25% dwellings. New facility must be operational prior to redevelopment of the existing school facilities • Primary school to be provided prior to occupation of 100 dwellings 	Developable	2030/31

Housing land supply calculation

8.119. As set out in Table 8.8, based on the housing land supply components described above, the draft Local Plan includes 26,466 dwellings against the need for 24,129 dwellings which means there is a 9.7% buffer across the draft Local Plan.

Table 8.8: Summary table of housing land supply

Components of Housing Land Supply	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31	2031 /32	2032 /33	2033 /34	2034 /35	2035 /36	2036 /37	2037 /38	2038 /39	2039 /40	2040 /41	Total No. of units
2017 carried forward Allocations	714	724	879	969	982	1016	962	875	959	672	568	391	370	370	360	300	300	50	11,461
Draft New Allocations	0	10	39	68	228	471	682	730	750	730	690	690	690	670	555	410	340	320	8,073 ²⁸
Planning Permissions	110	249	197	65	140	140	140	120	0	0	0	0	0	0	0	0	0	0	1,161
Windfall				49	170	170	170	170	170	170	170	170	170	170	170	170	170	170	2,429
Student permissions	196	-5	74	103	226	0	0	0	0	0	0	0	0	0	0	0	0	0	594
Older persons permissions	138	-9	103	90	0	44	0	0	0	0	0	0	0	0	0	0	0	0	366
Draft New Allocations for older persons homes	0	0	0	0	0	17	0	0	88	56	236	34	0	0	0	0	0	0	431
Total	1,158	968	1,292	1,344	1,746	1,858	1,954	1,895	1,967	1,628	1,664	1,285	1,230	1,210	1,085	880	810	540	24,514

²⁸ There are a further 495 dwellings currently phased outside of the plan period

- 8.120. Applying the housing land supply calculation methodology, as set out in this statement, the current forecast for the next five year period 2023 - 2028 indicates a housing land supply of **4.40 years** which equates to an undersupply of **884 units** over this 5-year period.
- 8.121. Table 8.9 sets out the 5-year housing land supply calculation. Further information on the breakdown of these figures is provided in the paragraphs above.

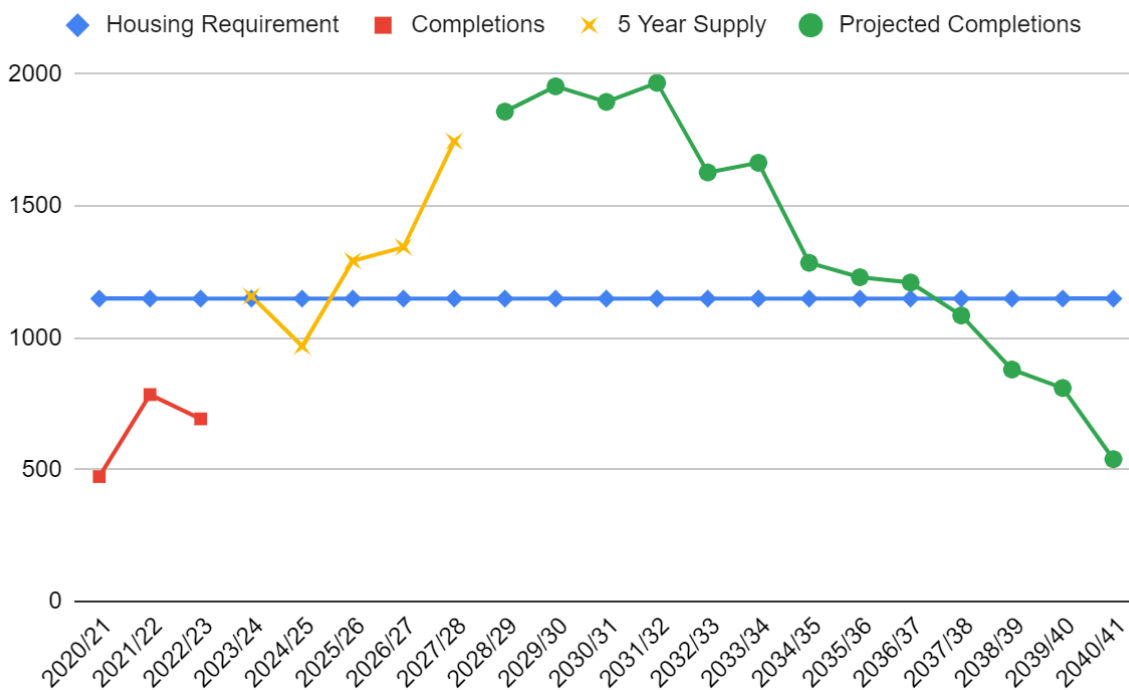
Table 8.9: 5-year Housing Land Supply Calculation (2023 - 2028)

Local Plan requirement 2020/21 - 40/41	24,129
Total completions from 01/04/20 to 31/03/23	1,952
Residual requirement	22,177
Number of units required 2023-2041 (remaining 18 years) pa	1,232
5 year residual requirement (5x PA requirement)	6,160
20% buffer (equals 5 year residual x 20%)	1,232
Residual requirement + 20% buffer	7,392
Annual requirement including any shortfall + 20% buffer	1,478
Components of 5-year supply from 01/04/23 to 31/03/28	
Strategic and other new allocations	4,268
New allocations in draft Local Plan	345
Planning permissions	761
Windfall allowance	219
Students	594
Care homes	322
New care home allocations in draft Local Plan	0
Total 5 year supply	6,508
District-wide 5 year supply	4.40
Surplus	-884

- 8.122. Figure 8.2 shows the housing land supply trajectory. The trajectory shows:
- housing requirement in blue

- completions for each monitoring year since the base date of the draft Local Plan (2020/21 - 2022/23) in red²⁹
- the 5 year land supply in yellow
- projected completions for each monitoring year to the end date of the draft Local Plan (2040/41) in green

Figure 8.2: Draft Local Plan housing land supply trajectory



8.123. As shown in the figure above the number of homes per annum is anticipated to increase as the Local Plan progresses. As set out in the text above in relation to the use of the Liverpool method, both the adopted 2017 Local Plan and the new draft Local Plan have several large strategic sites, and the applied phasing therefore cautiously reflects their size, complexity and the amount of infrastructure that is required.

8.124. In addition, the phasing used in these projections is based on the NPPF definitions of deliverable and developable meaning sites have to be phased a certain distance in the future.

8.125. However, it is expected that prior to Regulation 19 many of these larger sites will be capable of earlier phasing, for instance due to applications being submitted as the plan will be closer to adoption, or permissions being granted (such as Land south of Thanet Way which has been granted at Planning Committee subject to a S106 agreement).

²⁹ Further breakdown of completion data is available in Appendix B.

8.126. Also, as discussed above, Statements of Common Ground will be entered into with the relevant parties providing clear evidence which will allow sites to be phased earlier and more accurately. Therefore, it is expected that the council will be able to demonstrate a comfortable 5 year housing land supply at Regulation 19 stage, on top of the already evidenced significant buffer over the housing need for the entire plan period.

Breakdown of new draft allocations

8.127. Through the Regulation 18 draft Local Plan consultation (2022), we received multiple comments requesting the breakdown of new allocations in terms of brownfield / greenfield and wards. As such, this information for only the new allocations, and not the carried forward 2017 Local Plan allocations or windfall sites, has been provided below.

8.128. Of the 43 new allocations for housing and employment, 18 (42%) draft allocations are on brownfield sites and 18 (42%) draft allocations are on greenfield sites. The remaining 7 draft allocations are on mixed greenfield and brownfield sites.

8.129. For new draft housing allocations, 1,395 dwellings (15%) are being allocated on brownfield land and 4,395 (47%) dwellings are allocated on mixed greenfield and brownfield sites. The remaining 38% of dwellings are allocated on greenfield sites.

8.130. In terms of which Wards new draft housing allocations are located in, this is not always straightforward. Several of the sites are split across multiple Wards. For this analysis the dwellings have been split across Wards based on the land ratio of an allocated site within a Ward. However, this is not necessarily an accurate reflection of what will happen when the site is finished, as each site will be designed in accordance with its policy and having regard for the local character. Table 8.10 below, shows this split.

Table 8.10: Split of dwellings on new draft allocations per Ward.

Ward	Net number of dwellings
Barton	433
Beltinge	67
Blean Forest	2,000
Chartham & Stone Street	26
Chestfield	1,496
Gorrell	212
Greenhill	312

Ward	Net number of dwellings
Herne and Broomfield	0
Heron	0
Little Stour & Adisham	360
Nailbourne	33
Northgate	0
Reculver	26
Seasalter	0
St Stephen's	17
Sturry	374
Swalecliffe	0
Tankerton	10
West Bay	14
Westgate	0
Wincheap	3,966

Small Sites

- 8.131. The NPPF requires that 10% of the housing requirement to be built on sites no larger than one hectare (paragraph 70).
- 8.132. Having reviewed the land supply components, the draft Local Plan is making provision for around 12.5% of the total housing requirement to be on small and medium sites, as set out at Table 8.11.

Table 8.11: Net number of dwellings on small sites

	Net number of dwellings
Completions - 2020/21 to 2022/23	642
Existing Planning permissions	407
Saved allocations from 2017 Local Plan	356

Draft proposed allocations	200
Windfall allowance ³⁰	1,409
Total supply on sites of 1ha or smaller	3,014
Percentage of overall housing need	12.49%

Different groups in our community

- 8.133. The NPPF sets out that the need for housing from different groups within the community should be assessed and defined in the Local Plan policies.
- 8.134. In accordance with the NPPF, the HNA (2021, 2024) assessed the housing need for different groups in the community including:
- those who require affordable housing
 - families with children
 - older people
 - students
 - children in care
 - people with disabilities
 - service families
 - gypsy and travellers
 - people who rent their homes
 - people wishing to commission or build their own homes

Affordable Housing

- 8.135. The affordability of housing in the district continues to present a significant challenge to those seeking to buy or rent housing. This particularly applies to households that are unable to access housing at market levels.
- 8.136. The HNA (2021) sets out a requirement of 464 affordable homes per year. This is broken down into 308 affordable / social rent (66%) and 156 affordable home ownership (34%).
- 8.137. Between 2020 and 2041, there is a need for **9,744** affordable homes: **6,468** affordable / social rent and **3,276** affordable home ownership.

³⁰ This is based on the percentage of the windfall allowance from development for 1-9 dwellings (non-major), which was 58% of the total windfall allowance.

- 8.138. The HNA (2021) did not take account of any affordable housing units completed from 2020/21 to 2022/23, or those secured to be delivered in the future.
- 8.139. Table 8.12 sets out the 358 completions and 3,065 secured units. The affordable housing units considered are those which have existing planning permissions, S106 agreements or other agreements in place. Sites pending a decision or allocated without a granted planning permission are not counted at this stage.

Table 8.12: Affordable housing requirements for 2020-2045

	Affordable / social rent	Affordable home ownership (including first homes)	Total units
2020-2041 requirement	6,468	3,276	9,744
Completions 2020/21 to 2022/23	243	115	358
Secured units ³¹	2,057	1,008	3,065
Remaining requirement	4,168	2,153	6,321

- 8.140. Table 8.12 establishes that when the completions and secured units are deducted from the Local Plan period requirement, there is a need for a further 6,321 units. 66% of this is for affordable and social rent, while 34% is affordable home ownership.
- 8.141. The government introduced a mandatory 25% first homes requirement³² which their associated implementation guidance states that the introduction of first homes should not result in a decrease in social rent provision.
- 8.142. Both the adopted 2017 Local Plan and the emerging draft Local Plan combine the rented tenures for social and affordable rent. This is to ensure the viable and practicable delivery of rental accommodation through the planning system and reflects the known constraints with delivering social rent products within the district. Following government guidance on first homes therefore, the 25% first homes requirement does not impact the delivery of social rent accommodation in the district.
- 8.143. As set out above, based on the affordable housing needs and known supply there is a need for 66% affordable and social rent, and so this approach is aligned with the evidence of needs.

³¹ Includes units secured through S106 agreement, granted planning permission and other agreements.

³² Paragraph 6 of the NPPF and the 24 May 2021 Written Ministerial Statement on Affordable Homes

8.144. Therefore, the tenure split for affordable housing being presented in this draft Local Plan is the same as that in the previous Regulation 18 draft Local Plan (2022):

- 66% affordable or social rent;
- 25% first homes; and
- 9% affordable home ownership.

8.145. The draft Local Plan will seek 30% affordable housing on proposals for 10 or more dwellings, or on sites of 0.5 hectares or greater, which aligns with the NPPF definition of major development.

8.146. Table 8.13 shows 3,057 affordable homes will be provided from the remaining carried forward 2017 Local Plan allocations and draft proposed allocations for 10 or more dwellings.

Table 8.13: Future supply of affordable housing

	Total affordable housing
Remaining 2020-2041 requirements	6,321
Carried Forward 2017 Local Plan allocations ³³	491
Draft 2020-2041 Local Plan allocations	2,566
Outstanding requirement	3,264

8.147. 67% of the district's affordable housing need has been identified on sites in the draft Local Plan.

8.148. The Canterbury District Local Plan Viability Study (May 2022, May 2023) confirms that the 30% affordable housing and tenure split is achievable across the district. It also provides evidence that proposals for student accommodation and sheltered housing can viably make contributions to affordable housing provision in the district.

8.149. Based on this evidence; in addition to commuted sums on schemes between six to nine dwellings within the Kent Downs Area of Outstanding Natural Beauty, the draft Local Plan makes provision for affordable housing contributions from other development types:

- student accommodation (excluding shared living housing): 30%
- sheltered housing: 30%
- extra-care housing (excluding brownfield sites): 20%

³³ This excludes those with planning permission which have already been counted in Table 6.6, but includes those pending a planning decision.

- 8.150. However, it is important to support the growth plans of the universities, having consideration for their masterplans, which in turn will support the local economy and educational needs. Therefore, proposals for student accommodation by either University of Kent or Canterbury Christchurch University, necessary for either university to maintain its student numbers will be exempted from this requirement.
- 8.151. Additionally, there will be other affordable housing units coming forward through the Local Plan period. Either from windfall development which meet the criteria or bespoke affordable housing schemes.
- 8.152. Homes England and housing associations are actively exploring opportunities for further affordable housing (like at Site 7: Land North of the Thanet Way, 2017 Local Plan), such as ongoing discussion about increasing the amount of affordable housing above 30% on certain large sites.
- 8.153. The council is also actively providing affordable housing, including going above the 30% policy requirement like at Kingsmead Field.
- 8.154. ***Policy DS1 - Affordable housing*** in the draft Local Plan sets out the requirements and aims to support the provision of affordable housing in the district.

Housing Mix

- 8.155. The HNA (2024) identified an updated housing mix broken down by tenure, dwelling type, dwelling size and sub-geography areas, based on the 2021 census.
- 8.156. The key changes to market housing is a reduction in the need for 3 beds across Canterbury, Coastal Towns and Rural South. The Canterbury and Coastal Town areas also saw a decrease in need for 4+ bed properties, but a significant increase in need for 2 bed properties (from 10% to 24% for Canterbury, and 19% to 34% for Coastal Towns). Whereas Rural South was the opposite with a decrease in need for 2 bed properties and an increased need for 4+ bed properties. Rural North's changes were more minor with a slight increase in 1 and 4+ bed properties (1% and 5% increase respectively).
- 8.157. The key changes for both social or affordable rent and affordable home ownership was an increase in need for 1 bed properties (this was significant for social or affordable rent) and 2 bed properties (this was significant for affordable home ownership). The need for both 3 and 4+ bed properties reduced for both.

- 8.158. The revised housing mix will be reflected in the next iteration of the Canterbury District Local Plan Viability work so that the Regulation 19 draft Local Plan can be appropriately informed.
- 8.159. **Policy DS2 - Housing mix** sets out the proposed market and affordable housing mix by Canterbury, coastal towns (Whitstable and Herne Bay), rural north and rural south in line with the HNA (2024).

Students

- 8.160. Canterbury district has one of the highest ratios of students to permanent residents in England, at 16.4%, compared to a national average of 6%.
- 8.161. However, since the 2011 Census, the number of full-time students per Purpose Built Student Accommodation (PBSA) bedspace has reduced from 3.6 to 1.9. The increase in PBSA has coincided with a decrease in the number of HMOs in the Canterbury district.
- 8.162. The HNA (2021) determined that in the short term there is unlikely to be a substantial increase in demand for student accommodation and the long-term impacts are uncertain due to multiple factors including Covid-19 pandemic and Brexit.
- 8.163. The HNA (2021) recommended that the need for PBSA be kept under review alongside university growth plans. It also advised that conversions to and the proportion of HMOs continue to be controlled through Local Plan policies and the Article 4 direction.
- 8.164. The evidence gathered for both this and the previous Local Plan indicates that the level of student accommodation in the open market distorts the general housing market to some degree and also results in the loss of small family accommodation. The HNA (2021), through the identified housing mix, indicated that small family accommodation is still an area of need.
- 8.165. There is an Article 4 direction covering the urban area of the city of Canterbury and the parishes of Blean, Fordwich, Hackington, Harbledown and Rough Common, Sturry and Thanington, to require planning applications to be sought for small HMOs, which primarily serve the student population.
- 8.166. The Article 4 direction and proposed **Policy DM3 - Housing in multiple occupation (HMOs)** in the draft Local Plan seeks to continue control the proliferation of further HMOs which, as the HNA indicates, has had positive effects since being introduced. Therefore no revision is currently proposed to the Article 4 direction.

8.167. The draft Local Plan also encourages the Higher Education Institutions (HEIs) to build PBSA on campus where it is achievable or at least within a 10 minute walking distance of campus (*Policy DS5 - Specialist housing provision* of the draft Local Plan).

Older people

8.168. Substantial growth in the district's older age (65+) population is expected, with between 14,000 and 16,850 more people projected to 2040.

8.169. The HNA (2021) identified two growth scenarios³⁴. The higher growth scenario identifies the need for 220 older person bedspaces per year, almost 18% of the LHN per year, and the lower growth scenario is 173 older person bedspaces per year (14% of the LHN per year).

8.170. Both scenarios account for a substantial amount of the LHN. The HNA (2021) recommended that to accommodate the population increase, the draft Local Plan should support the lower growth scenario. This will allow a balance of other housing needs such as affordable housing, and aligns greatest with KCC's aspirations for people to be able to live in their homes longer.

8.171. There have been several years of completions since the HNA was produced (2020/21, 2021/22 and 2022/23) and a number of units currently secured through planning permission which reduces the overall need over the period of the Local Plan.

8.172. Based on the HNA (2021) and these land supply components, the older persons housing needs for 2020/21 - 2040/41 are identified in Table 8.14.

Table 8.14: Older persons housing needs between 2020/21 - 2040/41

Housing Type	Amount required	Completions 2020/21 to 2022/23	Secured supply	Residual need
Age Exclusive Housing	605	-	-	605
Specialist (units)	1,818	24	181	1,613
Retirement/Sheltered Housing	1,625	-	-	1,625
Enhanced Sheltered Housing	49	-	-	49
Extra Care Housing	144	24	181	-61
Care Homes (beds)	1,208	52	331	825
Care Home without nursing (beds)	895	5	142	748

³⁴ Canterbury City Council Housing Needs Assessment, p.46

Care Home with nursing (beds)	313	47	189	77
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- 8.173. Through all of the Call for Sites six sites were submitted specifically for older persons housing. One of these sites did not meet the minimum site requirements so it was not assessed, and the other 5 sites were not suitable, as set out in table 8.15 below.

Table 8.15: Summary of older persons housing SLAA submissions.

SLAA Ref	Site Name	SLAA Conclusion
SLAA037	Land adjacent to The Sidings, Whitstable	Site was not assessed as it was smaller than the minimum threshold
SLAA060	Land North of Bobbin Lodge Hill	Not suitable: uncertainty about the potential to provide adequate access to the site and concerns regarding landscape impact
SLAA112	Former Highways Depot, Staines Hill, Sturry	Not suitable: the site is situated wholly within a Green Gap
SLAA125	Roman Road	Not suitable: there is concern regarding landscape, ecology and heritage impact; there is uncertainty about the potential to provide adequate access to the site; the site is located in an area with limited access to day to day services and public transport; and there are concerns regarding the capacity on the local highway network
SLAA130	Windleaves	Not suitable: site is greenfield and within a conservation area, there are concerns regarding landscape and ecology impact
SLAA148	Hall Place, Harbledown	Not suitable: site is fully in a conservation area; there are concerns regarding landscape impact and the site is located in an area with limited access to day to day services and public transport

- 8.174. As set out in the table above, no suitable sites were submitted specifically for older persons housing so no sites for just older persons housing have been identified through the draft Local Plan.

- 8.175. However, to address this need directly, schemes of 300 homes or more must provide a minimum of 10% older persons housing. This seeks to encourage community cohesion and discourage isolated care facilities with limited access to sustainable transport links and poor access to shops and local community services and facilities.

- 8.176. The type of older persons housing has not been specified at this stage. Proposals are expected to consider the local needs of the area, KCC's advice, Canterbury Housing Strategy and the HNA at the point of application.
- 8.177. The draft proposed allocations are anticipated to provide around 775 older persons bedspaces (25% of the residual need). **Policy DS5 - Specialist housing provision** seeks to encourage further older persons' accommodation and protect against the loss of any existing supply.
- 8.178. KCC has aspirations for people to remain in their homes for as long as possible which would reduce the need for bespoke older persons housing. Therefore, to support these aspirations it is proposed that more adaptable homes are provided rather than allocating land to meet the entire quantitative need figure (see section Chapter 8: People with disabilities). This will be kept under review to determine whether suitable accommodation for older people is being adequately provided.
- 8.179. The HNA also identified a need for 2,440 – 2,950 bungalows by 2040 which would equate to 2,489 - 3098 bungalows between 2020/21 - 2040/41³⁵.
- 8.180. Representations to the Regulation 18 draft Local Plan consultation (2022) identified concerns surrounding the draft policy requirement for proposals for 100 or more dwellings to include 10% as bungalows, as bungalows require significant land and that other forms of housing can be used to meet the need.
- 8.181. Having considered the consultation representations, the HNA, what the previous draft policy was trying to achieve and the needs of different groups within our community, the draft policy has been amended to allow a balance of the limited land available with other housing needs, such as affordable housing.
- 8.182. **Policy DS2 - Housing mix** requires a site by site assessment as to whether bungalows are an appropriate form of housing when considering how proposals for 10 or more dwellings will provide accessible housing (15% of new dwellings built to M4 (2) standards, and 5% to be built to M4 (3) standards).

People with disabilities

- 8.183. Across the Local Plan period, the HNA (2021) identifies a need for an additional 2,200 homes to have some form of adaptation with most of this linked to the growth in the size of the elderly population³⁶.

³⁵ Canterbury City Council Housing Needs Assessment, p.41

³⁶ Canterbury City Council Housing Needs Assessment, p.v

- 8.184. The HNA also identifies between 700-1,000 more people will require a wheelchair, equating to an additional 400 households having a wheelchair user, thus requiring appropriate adaptations by 2040³⁷. By projecting that forward, an additional 420 households are forecast to have a wheelchair user by 2040/41.
- 8.185. In the adaptation, design and development of homes, Building Regulations include three key standards for the access and use of buildings and their facilities³⁸:
- M4(1) Category 1: Visitable dwellings
 - M4(2) Category 2: Accessible and adaptable dwellings
 - M4(3) Category 3: Wheelchair user dwellings
- 8.186. The 2017 Local Plan requires 20% of homes on major developments and strategic sites to meet the accessibility and adaptable dwellings Regulation M4(2) of the Building Regulations (as amended).
- 8.187. To future proof development, 20% of homes on major developments should continue to be built to at least M4(2). When considering the increasing need for wheelchair accessible homes, as identified in the HNA, it was determined that at least 5% of the 20% should be M4(3) standard³⁹. This also supports the council's and KCC's aspirations for more people to be able to remain in their homes for as long as possible.
- 8.188. The Canterbury District Local Plan Viability Study (2022) confirms that 15% M4(2) and 5% M4(3) standards are viable on proposals for 10 or more dwellings, or on sites of 0.5 hectares or greater. This has been reflected in the draft **Policy DS2 - Housing mix**.

People who rent

- 8.189. As set out in the HNA (2021), around 27% of the district's dwelling stock is privately rented. This is an increase from 19.7% in 2012. This is predominantly due to the large student population.
- 8.190. Between 2020-2040, it is estimated that the number of households that rent privately will increase by between 7% and 16%. This equates to approximately 12% of the total household growth 2020-2040.
- 8.191. No sites were submitted through the call for sites specifically for rental developments.

³⁷ Canterbury City Council Housing Needs Assessment, p.v

³⁸ [Access to and Use of Buildings: Approved Document M](#), MHCLG, 2015

³⁹ Canterbury City Council Housing Needs Assessment, p.53

- 8.192. To support the provision of rental properties **Policy DS2 - Housing mix** seeks to require proposals for more than 300 homes to consider the need for build-to-rent housing in the local area and address it proportionately on site.
- 8.193. The affordable housing tenure split in **Policy DS1 - Affordable housing** seeks 66% of affordable housing to be affordable or social rent which will help meet the overall rental needs.
- 8.194. In addition, **Policy DS5 - Specialist housing provision** aims to support windfall build-to-rent development.
- 8.195. The HNA (2021) identifies that the future need for private rental accommodation will be more skewed towards 3-4 bedroom properties, and smaller sized units in the older age groups⁴⁰. The market housing mix reflects the need for three bedroom properties allowing the opportunity for the properties to become rental accommodation in the future, if required.

Families with children

- 8.196. The HNA (2021) identified that an additional 477 households will have dependent children over the plan period⁴¹. This will mainly be in the households with one child, while households with three or more children are projected to decrease.
- 8.197. This means there is a need for 2-3 bedroom properties which is reflected in the housing mix for both market and affordable homes as set out in **Policy DS2 - Housing mix**.

Key workers

- 8.198. Around 19% of the working-age population living in Canterbury are key workers, compared to the South East average of 25%.
- 8.199. Across the South East, the majority of key workers work in the health and social care, and education and childcare sectors.
- 8.200. The HNA did not specify a quantity need figure for key workers. The council considers all workers are important and aims to meet the housing needs of the district as a whole, including key workers.

⁴⁰ *Canterbury City Council Housing Needs Assessment, p.61*

⁴¹ *Canterbury City Council Housing Needs Assessment, p.vii*

Gypsy and travellers

- 8.201. The Canterbury district Gypsy and Traveller and Travelling Showperson Accommodation Assessment (GTAA) 2024 identified a need of 54 gypsy and traveller pitches and 0 Travelling Showpersons between 2023/24 and 2040/41.
- 8.202. The Gypsy and Traveller need, supply and completions between 2020/21 and 2022/23 (the start of the Local Plan period), has been taken into account when identifying the Gypsy and Traveller pitch need requirements. Therefore, by planning for 54 pitches, the draft Local Plan takes into account the Gypsy and Traveller needs across the entire Local Plan period.
- 8.203. At the end of the 2022/23 monitoring period, there were no extant planning applications for gypsy and traveller pitches.
- 8.204. No sites were submitted through any of the previous Call for Sites for gypsy and traveller pitches, and therefore no sites are currently allocated within the draft Local Plan.
- 8.205. The council has looked at the windfall figures for gypsy and traveller pitches to determine whether there is evidence of a natural supply of non-allocated pitches being completed within the district.
- 8.206. Table 8.16 demonstrates that on average 4.6 pitches are completed annually through windfall applications. This would equate to 69 pitches⁴² across the Local Plan period should that trend continue. These sites would continue to be supported subject to them being in accordance with the criteria in draft **Policy DS5 - Specialist housing provision**.

Table 8.16: Windfall gypsy and traveller completions

Year	Net completions
2018/19	4
2019/20	2
2020/21	5
2021/22	2
2022/23	10
Total	23
5 year average	4.6

⁴² Based on inclusion from year 4 of the housing land supply until the end of the Local Plan period.

- 8.207. Due to the outstanding pitch requirements, the council will undertake a specific Gypsy and Traveller Call for Sites alongside consultation on the draft Local Plan (2024) through a bespoke process adapted to target the Gypsy and Traveller community specifically.
- 8.208. The GTAA (2024) identifies 22 sites which are not permanently authorised and 8 sites which may have room for intensification or expansion. The council is therefore commissioning further work to assess these sites' suitability to determine whether any can contribute to meeting the identified need.
- 8.209. Once this assessment has been completed, and any submissions to the Gypsy and Traveller Call for Sites have been assessed, it will be considered whether any sites should be allocated in the next iteration of the Local Plan.
- 8.210. A five year supply of gypsy and traveller sites will be presented at Regulation 19 stage of the Local Plan production.

Self- and custom- build housing

- 8.211. The HNA (2021) considered the council's self-build housing register and determined that the need for self- and custom-build housing is negligible when considered against the overall housing need figure. Therefore, no sites have been specifically allocated for self-build development.
- 8.212. However, should this situation change in the future, draft **Policy DS2 - Housing mix** requires development over 300 homes to consider whether there is an identified need for self-build housing that could be addressed proportionately on site.
- 8.213. Windfall self-build proposals may come forward and draft **Policy DS5 - Specialist housing provision** seeks to support these proposals where they accord with a set criteria and the rest of the draft Local Plan.

Service Families

- 8.214. The HNA identified no active barracks or evidence of the Ministry of Defence plans for future expansion, so no issues regarding service families have been identified⁴³.

Children in care

- 8.215. The HNA (2024) provided a focused up date which included assessing the housing needs of children in care within the District. This was in response to the June 2023 DLUHC Chief Planner's Newsletter which reiterated the importance of including accommodation for

⁴³ *Canterbury City Council Housing Needs Assessment, p.vii*

children in need of social services care as part of the assessment required under paragraph 63 of the NPPF.

- 8.216. The HNA (2024) concluded that there are no specific policy recommendations or need figure for children in care, as the council does not have corporate parenting responsibility⁴⁴.
- 8.217. However, accommodation for children in care is important and as such draft **Policy DS10 - Town centres and community facilities** supports suitable medical, health and social care facilities, which would include accommodation specifically for children in care.

⁴⁴ This is the responsibility of KCC

9. Meeting the district’s employment needs

9.1. As set out in **Policy SS3 - Development Strategy for the district**, and Chapter 2 above, the employment needs are:

- Office E(g)(i)/(ii) - **30,780sqm**
- Light Industrial E(g)(iii) - **45,160sqm**
- General Industrial (B2) - **11,200sqm**
- Storage and Distribution (B8) - **53,960sqm**

9.2. The employment land supply components are:

- **Completions:** employment land that was been built out in 2020/21, 2021/22 and 2022/23;
- **Extant planning permissions:** sites with granted planning permission which are either under construction or not started, but have not lapsed;
- **Carried forward allocations from the 2017 Local Plan:** as identified in Chapter 4 and Appendix C; and
- **Proposed draft Canterbury District Local Plan to 2040/41 allocations:** as identified in Chapter 4 and Appendix C.

9.3. There are a number of sites which were allocated in the 2017 Local Plan for employment floorspace which have not been built out. As such, these have been carried forward into draft Policy CF1 - Strategic Site Allocations and set out in Table 9.1.

Table 9.1: Carried forward 2017 Local Plan allocations

Site name	Policy	Mixed E(g)	General Industrial (B2)	Storage and Distribution (B8)	Total
South Canterbury (Site 1)	Carried forward 2017 Local Plan (draft Policy CF1)	40,000			40,000
Sturry / Broad Oak (Site 2)	Carried forward 2017 Local Plan (draft Policy CF1)	593			593
Hillborough	Carried forward 2017	13,500	5,400	8,100	27,000

(Site 3)	Local Plan (draft Policy CF1)				
Strode Farm (Site 5)	Carried forward 2017 Local Plan (draft Policy CF1)	1,000			1,000
North of Hersden (Site 8)	Carried forward 2017 Local Plan (draft Policy CF1)	1,260	630	1,260	3,150
Cockering Farm (Site 11)	Carried forward 2017 Local Plan (draft Policy CF1)	7,716			7,716
Land south of Ridgeway (Site 12)	Carried forward 2017 Local Plan (draft Policy CF1)	3,500			3,500
Total		67,569	6,030	9,360	82,959

- 9.4. As set out in Table 9.2, this resulted in unmet need across all of the employment types, except B2.

Table 9.2: Employment land supply (sqm) excluding draft allocations

	Policy SS3	Net completions ⁴⁵	Net committed ⁴⁶	Net 2017 allocations	Shortfall (-) or surplus
Office E(g)(i)/(ii)	30,780				
Light Industrial E(g)(iii)	45,160				
Mixed E(g)	75,940	-3,483	8,232	67,569	-3,622
General Industrial (B2)	11,200	337	6,914	6,030	2,081
Storage and Distribution (B8)	53,960	654	4,110	9,360	-39,836
Total	141,100	-2,492	19,256	82,959	-41,377

- 9.5. To meet this unmet need and to allow for market factors, unexpected delays and unforeseen external factors, as well as providing some market choice on location, several additional sites have been allocated in the draft Local Plan. Further information on these allocations is available in Chapter 4.

⁴⁵ This is the completions from 2020/21 to 2022/23. Note due to what was already included within the data in the Economic Development and Tourism Study, to prevent double counting these figures will not exactly align with those within the AMR.

⁴⁶ Sites with extant planning permission

- 9.6. The Canterbury Economic Development and Tourism Study Focused Update (2023) identified a need for 53,960sqm B8 floorspace for the Regulation 18 draft Local Plan to 2040 (2024).
- 9.7. B8 supply from completions, committed supply and saved 2017 Local Plan sites totalled 14,124sqm. Table 9.2 demonstrates that following this, there remains an unmet need of 39,836sqm. Therefore, additional sites had to be allocated in the draft Local Plan to meet this need.
- 9.8. Two sites were assessed in the SLAA (2022) as suitable, available and achievable for provision of B8 use. Altira and Hawthorn Corner were allocated for 1,600sqm and 3,267sqm respectively. However, this still left an unmet need of 34,969sqm.
- 9.9. In the absence of a sufficient number of suitable, available and achievable sites to meet the B8 needs of the district to 2040/41, unsuitable sites were reviewed in further detail to determine if, with suitable mitigation, there were opportunities for the delivery of B8. Only one site was identified as a potential option - SLAA155 Canterbury Business Park.
- 9.10. Following the Regulation 18 draft Local Plan consultation (2022) new Call for Sites submissions were also assessed, as outlined in the Addendum to the SLAA document (2023). However, none of the sites were proposed for B8 use by the applicant.
- 9.11. Although SLAA155 was assessed as unsuitable in the SLAA, largely due to its location within the AONB, the site is a well established business park and has a strong track record for the delivery of B8 uses, with key attributes such as its close proximity to the Strategic Road Network, being located adjacent to the A2.
- 9.12. Chapter 4 paragraphs 4.45 to 4.80 provide the justification for the allocation of Canterbury Business Park, including information on the NPPF test for development in the AONB. Overall, it is considered that there are exceptional circumstances which justify the proposed allocation and the expansion of the existing Canterbury Business Park for B8 uses is within the public interest and in line with NPPF paragraphs 20, 35 and 183. Therefore, the site has been allocated for 35,500sqm of B8 floorspace in the draft Regulation 18 Local Plan (2024) to meet the identified shortfall.
- 9.13. As set out above the remaining needs for General Industrial (B2) floorspace is required to allow for market factors, unexpected delays, unforeseen external factors and to provide some market choice on location. As such only two allocations have been identified, both as mixed employment sites: Altira (which was an allocated and protected employment site in the adopted 2017 Local Plan), and Hawthorn Corner.

- 9.14. The remainder of the allocations are for mixed E(g) floorspace. This includes Eddington Business Park which was an allocated and protected employment site in the adopted 2017 Local Plan. As well as four other sites which were identified as suitable, available and achievable in the SLAA: Former Gas Holder Site, Herne Bay; Land at Ashford Road (east); Land at Ashford Road (west); and Land north of Court Hill, Littlebourne.
- 9.15. While there is a significant supply of mixed E(g) floorspace, this is in accordance with recommendations in the Economic Development and Tourism Study (2022). When proposing large strategic allocations, consideration should be, and was, given to the extent to which employment opportunities are provided to create sustainable mixed use new communities.
- 9.16. In line with **Policy SS2: Sustainable Design Strategy for the District**, the four proposed site allocations for new communities of more than 300 homes all contain a requirement for a local centre including minimum of 4,000sqm of business space in their draft allocation policy, supported by a Delivery Strategy. This is to allow future housing delivery to be brought forward in conjunction with new local employment opportunities.
- 9.17. Table 9.3 sets out all employment allocations in the draft Local Plan, excluding those carried forward 2017 Local Plan allocations which are set out in Table 9.1 above.

Table 9.3: Draft Local Plan (2024) employment allocations

Site name	Policy	Mixed E(g)	General Industrial (B2)	Storage and Distribution (B8)	Total
Eddington Business Park	Draft Policy HB10	25,280			25,280
Altira	Draft Policy HB8	6,800	2,845	1,600	11,245
Hawthorn Corner	Draft Policy HB6	3,267	3,267	3,267	9,800
Former Gas Holder Site	Draft Policy HB7	1,560			1,560
Land at Ashford Road (east)	Draft Policy R3	1,480			1,480
Land at Ashford Road (west)	Draft Policy R4	2,600			2,600
Land north of Court Hill	Draft Policy R8	400			400
Canterbury Business Park	Draft Policy C17			35,500	35,500
4 large proposed allocations	Draft Policy C6, C7, C12 and W4	16,000			16,000

Total	57,387	6,112	40,367	103,866
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9.18. When added to the existing supply, completions and allocations this results in provision of enough sites to provide an employment land supply to meet all identified needs.

9.19. As set out in Table 9.4, the draft Local Plan contains **62,489sqm** more mixed employment floorspace than the needs identified, the majority of this is in mixed E(g). This allows for market factors, unexpected delays and unforeseen external factors, as well as providing some market choice on location.

Table 9.4: Employment land supply (sqm) including draft allocations

Employment use class	Policy SS3	Net completions ⁴⁷	Net committed ⁴⁸	Net 2017 allocations	Net draft proposed allocations	Total supply	Shortfall (-) or surplus
Office E(g)(i)/(ii)	30,780						
Light Industrial E(g)(iii)	45,160						
Mixed E(g)	75,940	-3,483	8,232	67,569	57,387	129,705	53,765
General Industrial (B2)	11,200	337	6,914	6,030	6,112	19,393	8,193
Storage and Distribution (B8)	53,960	654	4,110	9,360	40,367	54,491	531
Total	141,100	-2,492	19,256	82,959	103,866	203,589	62,489

9.20. It is considered that the draft Local Plan provides for all of its employment needs, including a buffer, through completions, existing supply, proposed allocations and carried forward 2017 Local Plan allocations.

9.21. In addition, new business and employment development at the designated Business and Employment Areas⁴⁹ will be supported, and this will provide additional windfall development within the district.

⁴⁷ This is the completions from 2020/21 to 2022/23. Note due to what was already included within the data in the Economic Development and Tourism Study, to prevent double counting these figures will not exactly align with those within the AMR.

⁴⁸ Sites with extant planning permission

⁴⁹ As set out in draft *Policy DS8 - Business and Employment Areas*

10. Meeting the district's retail needs

- 10.1. As set out in **Policy SS3 - Development Strategy for the district**, and Chapter 2 above, the retail needs are:
- Convenience goods - **414sqm**
 - Comparison goods - **5,290sqm**
- 10.2. Policies in the draft Local Plan support more retail and commercial development in the designated Commercial Areas, city and town centres, local centres and village centres⁵⁰.
- 10.3. In addition, Altira (draft Local Plan **Policy HB8**) is a mixed used allocation which includes approximately 9,000sqm commercial and / or leisure floorspace, and approximately 4,800sqm of mixed business, commercial or compatible uses (such as car showrooms or building merchants) as well as additional employment and business uses and residential units.
- 10.4. Altira is being promoted as a scheme including both convenience and comparison retail floorspace. It would therefore meet the entire need of the draft Local Plan.
- 10.5. Further retail and commercial floorspace has been allocated at the large strategic sites so that sustainable communities can be created with the local community services and facilities necessary.
- 10.6. In line with **Policy SS2: Sustainable Design Strategy for the District**, the four proposed site allocations for new communities of more than 300 homes all contain a requirement for a local centre including commercial, and local shopping and community uses. This equates to 4,130sqm of commercial floorspace and 1,650sqm of local shopping and community uses floorspace.
- 10.7. These figures were calculated using a methodology applied consistently across all site allocations. The methodology was taken from Site 1: South Canterbury (planning application CA/16//00600) as a best case example of the level of community use that should be provided in new developments. The floorspace proposed within the South Canterbury application was divided by the total number of houses. This resulted in figures of 0.625sqm per dwelling for commercial uses and 0.25sqm per dwelling for the local shopping and community uses. These figures were then multiplied by the number of dwellings within the

⁵⁰ As set out in draft *Policy DS10 - Town centres and community facilities*

draft site allocation policies to identify the minimum amount of commercial, and local shopping and community floorspace required by that development.

- 10.8. The draft Local Plan contains sufficient allocations to meet its retail needs as well as a buffer from the large allocations.
- 10.9. As mentioned in the Retail and Leisure Study Update (May 2022), retail forecasts are unreliable in the long term. As such, the retail needs are also irregular until 2035. Retail forecasts will be kept under review, and as the Local Plan is required to be reviewed every five years, any changes will be addressed at the next Local Plan review.

11. European Goals

Sustainable Development Goals

- 11.1. The Sustainable Development Goals (SDGs) are 17 objectives that help people and the planet.
- 11.2. All members of the United Nations, including the United Kingdom, committed to the SDGs in 2015.
- 11.3. They are based on the belief we can create a future we want, if the world's nations are united, ambitious and clear-sighted in how to achieve it. Although the SDGs were originally developed in an international context, they are universally relevant and meaningful to local development too. They encourage organisations to work together and examine how they can better protect and strengthen nature, society and the economy.
- 11.4. As we have developed our policies, we have carefully considered how they might help reach each of the SDGs. The SDGs are listed in the first column of Table 11.1 below and, in the second column, we have described the way our policies are designed to contribute to them.

Table 11.1: How the draft Local Plan Policies contributes to the Sustainable Development Goals

Sustainable Development Goals	Supporting Policies
<p>Goal 1: No poverty. End poverty in all its forms everywhere.</p>	<p>Many people are forced into poverty by the increasing cost of essential expenses and inability to secure enough reliable income. There are multiple reasons for this, but two important aspects are access to affordable housing and decent work.</p> <p>Housing is one of the largest expenses people pay for. It is therefore essential we manage the type and quantity of housing available, so that this expense is reduced where possible, ensuring that people have places where they can afford to live. Our Development Strategy (SS3) shows the significant number of new dwellings per year (1,149) planned in the district. Our Affordable Housing (DS1) and Rural Housing (DS4) policies help to ensure a portion of new developments are dedicated to affordable housing. This can help people live in high quality homes, both in rural and urban areas, that might have otherwise been too expensive.</p> <p>Whilst access to affordable housing is important, people also must not be pushed out of their homes due to essential expenses like energy costs, which have increased significantly in recent years. This has increased the need for well-designed homes that are inexpensive to heat to a comfortable level. By promoting energy-efficient, sustainable building practices with our Sustainable Design Strategy for the District (SS2) and our Sustainable Design (DS6) policy, we can reduce costs for inhabitants. This in turn can lessen the likelihood of people being forced into poverty and debt from large energy bills.</p> <p>We also need to encourage businesses and a strong economy that provides stable, decent employment so people can support themselves with dignity. Our Development Strategy (SS3) shows the substantial provision for different types of commercial and industrial floorspace, which allow businesses to grow and create local jobs. Our Business and Employment Areas (DS8) policy also supports businesses by designating specific areas for business and employment, encouraging the coherent development of new premises and the improvement of existing ones.</p>

Sustainable Development Goals	Supporting Policies
	<p>The Movement and Transportation Strategy (SS4) promotes transport infrastructure development alongside our Active and Sustainable Travel (DS14) and Highways and Parking (DS15) policies to improve how well public transport is connected and lessen the cost of transport. By improving journey times, we can help people reach jobs that may otherwise have taken them too long to travel to.</p>
<p>Goal 2: Zero hunger. End hunger, achieve food security and improved nutrition and promote sustainable agriculture.</p>	<p>In this country, hunger is often due to people’s inability to afford food, rather than poor or unreliable food supplies. We support Sustainable Development Goal 2 (Zero Hunger) by trying to reduce the financial pressure on households where possible, as described in Sustainable Development Goal 1 (No Poverty), so people have enough money to buy food.</p> <p>In addition to this, we also support farms and the ecosystems essential to crop production, in order to maintain a stable food supply in future years. In our Rural Economy (DS12) policy, and through the Strategic Land Availability Assessments, we consider the quality of agricultural land that is lost by proposed sites, so we do not reduce the supply of productive land without good reason. This ensures that food production is maintained where possible. We also take a positive approach to supporting farms, including horticultural (fruit and vegetables) production, supporting them to expand their businesses where needed.</p> <p>Flooding can take large areas of agricultural land out of production and damage crops that would have otherwise been harvested, reducing the stability and amount of food available, as well as threatening the viability of farm businesses. Our Flood Risk and Sustainable Drainage (DS20) policy aims to increase the amount of water that is absorbed slowly by developments, and increase the time that water takes to reach rivers, lessening the risk of flooding downstream.</p> <p>Our Sustainable Design Strategy (SS2) references our Supporting Biodiversity Recovery (DS21) policy which focuses on preserving and enhancing nature to create healthy local ecosystems and support pollinators species, like bees,</p>

Sustainable Development Goals	Supporting Policies
	<p>which are important to good, consistent crop yields. Food security has also come to the fore in the last few years, between increased geopolitical uncertainty and the COVID-19 pandemic. To increase the ways people can obtain and grow food, we also support community orchards and allotments in a number of policies such as SS1, SS2, DS19, DS24.</p>
<p>Goal 3: Good health and well-being. Ensure healthy lives and promote well-being for all at all ages.</p>	<p>We want to encourage healthy living throughout people's lives, no matter their age or background. Our policies can seek to reduce many negative aspects of our lives that degrade physical and emotional wellbeing (like long commute times and air pollution), and promote things that improve people's lives (like access to outdoor spaces and the provision of community centres).</p> <p>The Environmental Strategy (SS1) lists the large size and variety of open spaces (75ha of natural and semi-natural open space, 46ha of amenity open space, 15ha of parks and gardens, 10ha of play facilities, 16ha of accessible outdoor sports facilities and Broad Oak Reservoir Country Park) in our Local Plan. Along with our Publicly Accessible Open Space and Sports (DS24) policy, our support of the creation of these places encourages people to exercise, relax and interact with nature, enhancing their wellbeing.</p> <p>Our Air Quality (DS16) policy improves air quality by focusing on reducing emissions that are harmful to human health, which is essential for reducing rates of respiratory conditions like chronic obstructive pulmonary disease (COPD) and asthma. Our Active and Sustainable Travel (DS14) policy emphasises the importance of infrastructure that supports walking, cycling, and public transport. This has the double benefit of promoting physical activity and reducing pollution.</p> <p>Our Sustainable Design Strategy (SS2) encourages sustainable, complete, and compact communities that enhance quality of life by reducing commute times and increasing the ease with which essential services can be accessed. We also support the creation of balanced communities that are pleasant to live in through our Housing Mix (DS2)</p>

Sustainable Development Goals	Supporting Policies
	<p>and Affordable Housing (DS1) policies. Sustainable communities where people enjoy living and have a sense of belonging are an important part of mental wellbeing, and encourage people to feel connected and invested in their neighbourhoods.</p>
<p>Goal 4: Quality education. Ensure inclusive and equitable quality education and promote lifelong learning opportunities for all.</p>	<p>Our Education and Associated Development (DS9) policy directly supports educational buildings for teaching and research at all levels. It emphasises the ongoing enhancement and redevelopment of educational facilities, ensuring they are well-equipped and create a high quality environment conducive to learning. Our Sustainable Design (DS6) policy also requires high quality internet (e.g. fibre to the premises) for some new dwellings, which increases the reliability of access to online learning materials which has become a larger part of modern day teaching.</p> <p>Our commitment to quality education for students of different ages and needs can be seen through both the number and diversity of schools we have allocated across the sites in our Local Plan. This includes new secondary schools at Bodkin Farm (W6) and Land to the West of Thornden Wood Road (HB4), a Special Educational Needs (SEND) school at the Land at Brooklands Farm (W4) site and four new primary schools on other sites.</p> <p>Sustainable Design Strategy (SS2) recommends the inclusion of educational facilities alongside community hubs for new communities of over 300 homes. The close proximity and accessibility of such facilities will make it easier for children and parents to access educational facilities in the district.</p> <p>Our Movement and Transportation Strategy (SS4), along with our Active and Sustainable Travel (DS14) and Highways and Parking (DS15) policies improves transport infrastructure and connectivity in the district, making educational institutions more accessible. It helps ensure schools, colleges, and universities can be reached more easily and safely supporting regular attendance, something that students from disadvantaged backgrounds can struggle with.</p>

Sustainable Development Goals	Supporting Policies
	<p>The provision of 1,149 affordable dwellings per year (including affordable housing) outlined in our Development Strategy (SS3), also decreases unstable or precarious living conditions for residents, which can disrupt the learning of children both at home and at school.</p>
<p>Goal 5: Gender equality. Achieve gender equality and empower all women and girls.</p>	<p>Our Public Open Spaces (DS24) policy encourages the creation of places such as parks and sports complexes that can provide safe environments for leisure and exercise. New facilities and open spaces will be well maintained with active surveillance and lighting to provide a safe area. These should provide a secure environment that can empower women to feel safe while pursuing exercise and leisure activities, as encouraged by our Sustainable Design (DS6) policy, and provide comfortable areas for women and girls to meet or to spend time alone. Safe spaces for play and sports for girls from a young age can encourage them to try more sports or activities that are often male dominated. Sports and play facilities can be beneficial for the wellbeing of mental health of all genders, and the additional safety measures should help encourage women of all ages to feel comfortable making use of all of the facilities.</p> <p>By creating better transport infrastructure, with our Movement and Transportation Strategy (SS4) and our Active and Sustainable Travel (DS14) policy, we can offer more up to date and safe public transport options so that women may have choices of how to travel. This should help lessen fears of harassment on public transport and empower women and girls to feel secure in their freedom of movement.</p> <p>Our Education and Associated Development (DS9) policy, supports educational facilities and student accommodation. This makes higher education more accessible to all, which can encourage more women to enter STEM subjects which are often a gateway for more traditionally male dominated fields.</p>

Sustainable Development Goals	Supporting Policies
<p>Goal 6: Clean water and sanitation. Ensure availability and sustainable management of water and sanitation for all.</p>	<p>The new 77ha fresh water reservoir planned as part of Broad Oak Reservoir and Country Park (R17) site policy is an essential part of securing enough clean drinking water for the future as the district continues to grow. As well as supporting sufficient supply of drinking water, our Sustainable design (DS6) policy promotes the efficient use of water in new developments, which is essential in decreasing water demand. This policy also includes the provision for water systems in homes to achieve a per capita consumption target, further increasing water conservation.</p> <p>We can also improve access to clean water and sanitation through Sustainable Drainage Systems (SuDS) in our Sustainable Design Strategy (SS2) and Flood Risk and Sustainable Drainage (DS20) policy. These encourage the integration of SuDS in developments, which are crucial for managing water runoff, reducing the risk of water pollution, and for ensuring that water is managed sustainably. By encouraging water to be absorbed into the ground for instance, pollutants in water can be naturally filtered before they reach the wider river network. By lessening the amount of pollutants in our water systems more generally, we can reduce the overall risk that our drinking water will become contaminated. Similarly, by reducing the likelihood of flooding, we can lessen the risk of floodwaters contaminating safe drinking water, rendering otherwise unusable.</p> <p>As well as through SuDS, we also protect and encourage the improvement of water systems in our Water Pollution (DM16) policy. The policy states that developments will not be permitted where they would reduce the quality or quantity of surface or groundwater. It also states that impacts to water systems must be considered both during the construction of the building as well as and across the lifetime of the building, after construction is complete. Lastly, as well as discouraging damage to water quality from issues like pollution, we also clearly state our support for proposals that improve water ecosystems.</p> <p>The maintenance and enhancement of green and blue infrastructure in our Environmental Strategy (SS1), including rivers, streams, and ponds, is also integral to managing the water cycle. By supporting the ecosystems that help</p>

Sustainable Development Goals	Supporting Policies
	<p>provide us with clean water will lessen the demand on utility companies responsible for processing water to a safe level for drinking.</p>
<p>Goal 7: Affordable and clean energy. Ensure access to affordable, reliable, sustainable and modern energy for all.</p>	<p>Our Renewable Energy and Carbon Sequestration (DS25) policy explicitly encourages smaller scale, on-site energy generation with solar panels which is a sustainable way to produce energy, as it reduces carbon emissions. Decentralised energy production such as this can also reduce pressure on the energy grid, which can lessen the need for costly upgrades to our electricity infrastructure.</p> <p>The requirements for larger utility scale renewable energy generation projects are also set out in this policy to ensure they are truly sustainable over long periods of time. Furthermore, by providing clear expectations for larger generation projects, energy companies can have greater certainty on which to base plan new projects, increasing likelihood of successful sustainable applications and more sustainable energy production.</p> <p>Another way we can ensure access to affordable sustainable energy is by reducing wasteful energy consumption. Our Sustainable Design Strategy (SS2) for the district states that new residential and commercial development in the district should be designed to achieve net-zero operational carbon emissions. A core part of this is ensuring buildings should be energy efficient and, where possible, generate as much energy as they consume through sustainable means, so that they don't contribute to climate change.</p> <p>Furthermore, our Sustainable Design (DS6) policy requires that proposals for major developments submit a whole-life carbon assessment, which encourages the re-use of materials and construction methods that are energy-efficient. This will reduce energy consumption and help reduce demand that might otherwise push up energy prices and decrease the affordability of energy.</p>

Sustainable Development Goals	Supporting Policies
	<p>Our Movement and Transportation Strategy (SS4) and our Active and Sustainable Travel (DS14) policy indirectly support clean energy by promoting the infrastructure for electric vehicles, including charging stations. This increases the demand for electricity which might potentially be supplied by renewable sources and reduces demand for unsustainable transport energy sources like petrol and diesel.</p>
<p>Goal 8: Decent work and economic growth. Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all.</p>	<p>Our Business and Employment Areas (DS8) policy identifies and protects designated areas for business and employment, ensuring that there is space for sustainable economic development, leading to job creation and sustainable economic growth. Furthermore, our Rural Economy (DS12) policy directly supports the growth and diversification of the district's rural economy by encouraging development of agriculture and viticulture businesses, leading to job creation and economic growth in rural areas. Sustainable Development Goal 8 specifies that growth must be inclusive, and part of this is ensuring our policies support businesses in both rural and urban areas.</p> <p>Our Tourism Development (DS11) policy supports the development of tourism, which is a particularly important source of income for some businesses in our district. It takes a positive stance towards new visitor attractions and accommodation, which policy can bolster local economies and create a greater breadth of jobs.</p> <p>Our Education and Associated Development (DS9) policy facilitates the development of our universities, which can be hubs for research, innovation, and job creation and can contribute to economic growth. The students who attend these universities bring additional revenue into the district that supports the growth of local businesses.</p> <p>Precarious and unstable living conditions make it harder for people to stay in regular employment, which makes it harder to run businesses and reduces economic growth. Our Affordable Housing (DS1), Housing Mix (DS2), and Rural Housing (DS4) policies help ensure a stable supply of affordable and diverse housing which can attract a broader range of workers to the area, supporting steady employment and economic development.</p>

Sustainable Development Goals	Supporting Policies
	<p>Our Movement and Transportation Strategy (SS4) states our commitment to transport measures that will reduce congestion. This gives many valuable direct and indirect effects on people's ability to access decent work and benefit from economic growth. If we can help people to get to work more easily and with less expense, we can potentially improve their employment prospects by enabling them to reach jobs that may otherwise have taken them too long to travel to. By improving public transport options, with additional bus services, bus priority measures, as well as with better, safer routes to walk and cycle, we can also particularly help those with lower incomes travel to work. Public and active travel options are especially important for people with low incomes as they may come from households where the cost for purchasing and operating a car for each person who can drive may be prohibitive.</p> <p>By improving transport in our town and city centres with better park and ride infrastructure and upgraded railway stations, we can enable customers and tourists to more easily reach and spend money at our local businesses, promoting durable, long-term economic growth. We can also directly improve productivity, a key economic measure, improving congestion and therefore reducing unproductive time for those commuting and for those who travel as part of their jobs, like tradespeople and carers. Furthermore, we can improve productivity less directly by reducing air pollution, as better air quality may improve people's health and reduce the number of days lost to sickness where people could otherwise be working.</p> <p>Our Sustainable Design (DS6) policy promotes high-quality reliable communication, by requiring Fibre to the Premises (FTTP) broadband in certain developments. This enables more people to work efficiently from home, giving them access to much wider national and, in some cases, international job markets.</p> <p>If people can access work more easily and inexpensively they can potentially improve their employment prospects, especially for those who would otherwise struggle to afford more expensive means of travel. Our Movement and</p>

Sustainable Development Goals	Supporting Policies
	<p>Transportation Strategy (SS4) states our commitment to transport measures that will reduce congestion. Reducing congestion improves access to businesses both for workers and also customers who wish to spend their money in our district.</p>
<p>Goal 9: Industry, innovation and infrastructure. Build resilient infrastructure, promote inclusive and sustainable industrialisation and foster innovation.</p>	<p>We continue to need to invest in and adapt our infrastructure, be it road, housing, energy and communications, in order to foster innovation and resiliency. Our Transport Strategy (SS4), Infrastructure Strategy for the District (SS5) and Infrastructure Delivery Plan (2024) identifies the infrastructure required to support the Local Plan. This includes improvements to active and sustainable transport, new secondary and primary schools, a new SEND school, and a new or improved Kent and Canterbury hospital.</p> <p>Our Business and Employment Areas (DS8) policy designates certain areas where the development of new and existing businesses is particularly supported and encouraged. Alongside this, our Education and Associated Development (DS9) policy supports educational facilities and research infrastructure essential for development. Together these policies help increase the support for hubs for innovation and sustainable development.</p> <p>The shift in the way in which we produce energy will require a change to the pattern of industrialisation that has occurred in the past. By supporting opportunities for carbon sequestration and the development of renewable and low-carbon energy sources, our Renewable Energy (DS25) policy fosters innovation within the energy sector and ensures the creation of infrastructure that is sustainable.</p> <p>The support for high quality digital infrastructure in our Sustainable Design Strategy (SS2) and Sustainable Design (DS6) policy promotes high-quality reliable communication, including Fibre to the Premises (FTTP) broadband, essential to the growth of modern industries and services. Without such infrastructure, the ability for people to share knowledge and innovative practices can be significantly hindered.</p>

Sustainable Development Goals	Supporting Policies
<p>Goal 10: Reduced inequalities. Reduce inequality within and among countries.</p>	<p>Whilst our ability to influence inequality between countries is limited, we are well-placed to make a positive impact on local inequalities within and between our communities.</p> <p>Our Specialist Housing Provision (DS5) policy supports the development of housing tailored for potentially vulnerable groups such as the elderly and those with special needs or disabilities. Gypsy and travellers can face discrimination and marginalisation so this policy also sets out the criteria for the development of gypsy and traveller sites, so there is an unambiguous approach for assessing these developments.</p> <p>We have a number of housing policies that can lessen inequality. Our Affordable Housing (DS1) policy, for instance, mandates a certain percentage of affordable housing in new developments. This better enables people to live securely in houses that they might not have otherwise been able to afford. Similarly, our Housing Mix (DS2) policy's requirement for a variation in housing types and sizes helps different inhabitants such as single occupants, large families and the elderly access housing. Our Estate regeneration (DS3) policy seeks to improve poor quality dwellings in existing urban social housing estates. Together they promote the social inclusivity of communities and may reduce socio-economic segregation.</p> <p>Our Rural Housing (DS4) policy supports the development of housing specifically for rural communities, ensuring that rural inhabitants have access to decent housing. Likewise, the Rural Economy (DS12) policy supports the diversification and growth of the rural economy which, together with our Rural Housing (DS4) policy, reduces inequality between rural and urban areas.</p> <p>Our Movement and Transportation Strategy (SS4) and our Active and Sustainable Travel (DS14) policy commits to the enhancement of potentially more affordable ways of travelling, like public transport and active travel, which</p>

Sustainable Development Goals	Supporting Policies
	<p>can help people with lower incomes. This reduces inequality by ensuring all more residents can get to where they need to be, regardless of whether they can afford a car.</p>
<p>Goal 11: Sustainable cities and communities. Make cities and human settlements inclusive, safe, resilient and sustainable.</p>	<p>This goal brings together a number of aspects covered in the earlier sections. Human settlements include all the places where people live in the district, from the city and larger towns through to villages and hamlets. People like to live in places with strong identities where they can live comfortably and enjoy the things that make them healthy and happy. Sustainability underpins all of this, and encourages developments that are successful over the long term.</p> <p>In our Sustainable Design Strategy (SS2), we require proposals with over 300 homes to include community hubs. This ensures new large developments don't add pressure to existing facilities and instead enrich the social and recreational opportunities available to local residents.</p> <p>Our Town centres and community facilities (DS10) policy ensures everyone across the district can access different amenities and facilities, regardless of whether they are from larger or smaller communities. The policy achieves this by designating different settlements according to their size and nature (e.g. Town Centres and Village Centres) and ensuring development is appropriate to the nature of each settlement or area.</p> <p>For instance, we support proposals for new local shopping or community facilities within or adjacent to Local Centres and at the Village Centres. This enables communities to remain socially vibrant and economically resilient. Such developments should contribute positively to the street scene however so that the quality and character of the area is maintained and improved. We also ensure that any negative consequences of certain types of development outside of the settlement boundaries are considered by requiring impact assessments. In these assessments, we require proposals to consider their impact on the vitality and viability of town centres 5 or 10</p>

Sustainable Development Goals	Supporting Policies
	<p>years into the future. This protects the sustainability and resiliency of town centres, which is critical to many existing the success of local businesses and the local tourism industry.</p> <p>Within smaller settlements (Local Centres and at the Village Centres), we also ensure that a loss of a shop or community facility does not threaten the vitality and viability of the centre and does not jeopardise the variety of services available to the local community. This protects against the damaging loss of shops and facilities important to the fundamental nature and needs of the people living in smaller settlements.</p> <p>The Historic Environment and Archaeology (DS26) policy helps preserve cultural and historic assets and enhances the character and distinctiveness of our communities. This retains and attracts people into the area to live and for tourism, contributing to economic sustainability of our settlements.</p> <p>The Public Open Spaces (DS24) policy encourages the provision of high-quality, accessible open spaces that contribute to the health and well-being of communities, making settlements more attractive, liveable and sustainable. The cooling effect of green spaces will help our residents of our larger settlements adapt to the increasing frequency of hot summer days for instance.</p> <p>The Highways and Parking (DS15) policy encourages the use of electric vehicles, by specifying the provision for charging points. Our Movement and Transportation Strategy (SS4) and our Active and Sustainable Travel (DS14) policy develop a sustainable transportation strategy that improves connectivity, reduces reliance on cars, and makes communities more accessible and safer.</p>

Sustainable Development Goals	Supporting Policies
	<p>Our Sustainable Design Strategy (SS2), along with our Sustainable Design (DS6) policy, also enhances the sustainability of communities by promoting net zero operational carbon emissions in new developments and the creation of complete neighbourhoods with a mix of uses, to reduce the need for travel.</p>
<p>Goal 12: Responsible consumption and production. Ensure sustainable consumption and production patterns.</p>	<p>Our Reducing Waste and Supporting the Circular Economy (DM4) policy encourages the use of recycled materials in new developments, as well as responsible site waste management and disposal. The policy also requires major developments to submit a Circular Economy Statement which specifies how materials from demolition will be reused and recycled, as well as how the design of the development allows for easy disassembly at the end of the development’s useful life, so that its materials can be reused or recycled in the future.</p> <p>Our Noise, Odour and Dust Pollution (DM17) policy is also an important part of ensuring disruption by new developments is minimised where possible. Developments that increase noise pollution for the existing community will be required to show how they will avoid or minimise their impacts. Furthermore, we state in this policy that proposals that will significantly increase noise pollution that cannot be adequately mitigated will be refused.</p> <p>Our Contamination and Unstable Land (DM19) policy specifies that developments that involve hazardous materials will only be approved if there is no unacceptable risk to public health or the environment. This ensures the impact of potentially hazardous substances used in production or manufacturing is considered in the planning process.</p>
<p>Goal 13: Climate action. Take urgent action to combat climate change and its impacts.</p>	<p>Our Sustainable Design (DS6) policy specifies how we will reduce the degree to which new buildings in our district contribute to climate change. We have done this by requiring developments to be designed to achieve net zero operational carbon emissions. This means, in the day to day running of a building, they shouldn't be adding to the overall amount of carbon in the atmosphere. We have also laid out how developments can be designed in a sustainable way in our Sustainable Design Guidance Supplementary Planning Document.</p>

Sustainable Development Goals	Supporting Policies
	<p>In some particular cases, it may not be viable for a development to achieve net zero operational carbon emissions. This must be robustly demonstrated in the applicant’s Sustainability Design Statement. In this case, the applicant will be required to make a payment under a Section 106 agreement to our Carbon Reduction Fund. This fund will support projects that reduce carbon emissions in the district, such as changes that reduce the energy used by buildings.</p> <p>An important part of climate action is ensuring designs strive to use as little energy as possible. This can be done by employing good insulation, high-efficiency windows, and energy-efficient heating and cooling systems, which reduce the amount of energy needed for heating, cooling and lighting. Designs can also include the production of renewable energy on-site, from solar panels for instance. This means that any carbon emissions generated by the building during its regular use can be balanced out by or "offset" by the building's own production of renewable energy. Developments can also integrate smarter ways of using energy in buildings. These are usually controls that give better ways to automatically adjust heating, cooling, and lighting based on occupancy, time of day or weather.</p> <p>In the UK, climate change is predicted to increase the intensity of heavy downpours of rain and sea levels. Both these changes are likely to magnify the risk of flooding. Our Environmental Strategy for the district (SS1) seeks to reduce the risk posed by flooding to new developments by stating that they should aim to avoid Flood Zones 2 and 3. These zones have been identified by the Environment Agency as the areas most at risk of severe flooding. This policy also specifies unequivocally that proposals that increase the risk of flooding will be refused.</p> <p>As well as taking action on climate change, this goal also highlights the importance of planning for its impacts. Our Sustainable Design (DS6) policy also specifies that developments should provide or contribute to new natural features and open spaces support climate change mitigation. This, in conjunction with the Public Open Spaces Policy (DS24) discussed in Goal 11 earlier, helps people who live in urban areas better cope with hotter summers.</p>

Sustainable Development Goals	Supporting Policies
<p>Goal 14: Life below water. Conserve and sustainably use the oceans, seas and marine resources for sustainable development.</p>	<p>We've emphasised the importance of conserving our seas and marine resources in our Habitats and Landscapes of National Importance (DS18) policy where developments that affect Marine Conservation Zones are not normally permitted. Developments that do affect these zones must appoint a specialist to explain how, where possible, the features and overall integrity of the protected marine area would not be compromised, and that adequate ways to mitigate any effects have been considered.</p> <p>We are working to protect the River Stour and Stodmarsh with our Habitats of International Importance (DS17) policy. Amongst other things, this policy states that sewage from new developments treated at a Wastewater Treatment Works that discharges into the River Stour, or its tributaries, will need to ensure that it will not damage Stodmarsh. In line with our Nutrient Mitigation Strategy, we require applicants to demonstrate that the nutrients produced by their developments will be fully mitigated.</p> <p>Another practice essential to the health of our coastal and river systems is sustainable drainage systems (SuDs). An important part of SuDs is to reduce rainwater from new developments mixing with and overwhelming our sewers. This stops nutrient rich wastewater flowing into our rivers before it can be processed properly. Our SuDs requirements are set out in our Flood Risk and Sustainable Drainage (DS20) policy and encourages designs to send rainwater into the ground and into surface water bodies, like ponds.</p>
<p>Goal 15: Life on land. Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, and halt and reverse land degradation and halt biodiversity loss.</p>	<p>It is critical for us to support nature and make sure new developments enhance ecosystems intelligently where possible. Our Environmental Strategy (SS1) lists the large amount of the new open spaces in the district including 75ha of natural and semi natural open space and 46ha of amenity open space (including green corridors) and brings together some of the other policies central to protecting life on land.</p> <p>Our Supporting Biodiversity Recovery (DS21) policy covers many different measures including wildlife crossings, retention of hedges, increased tree cover and the planting of species that help pollinators. Improving the</p>

Sustainable Development Goals	Supporting Policies
	<p>connections between different types of habitats increases the resilience of wildlife by enabling them to access different resources they need, which might have otherwise been inaccessible. These connections can be made with new green corridors, bridges and tunnels specially designed for animals, and maintained through the retention of hedges. These connections give wildlife, like badgers, otters and hedgehogs, ways to cross human made infrastructure without risk of collision or disturbance. Furthermore, larger new developments (over 300 homes) must have a minimum of 20% tree cover and provide for the needs of pollinators through, for example, the selection and planting of pollinator friendly species.</p> <p>Biodiversity net gain is a system that ensures that developments leave the natural environment in a measurably better state than it was before their development occurred. The national requirement is for applicable developments to deliver 10% biodiversity net gain. However, we understand the importance of biodiversity and as such we also specify in Policy DS21 that all applicable developments will deliver a minimum of 20% biodiversity net gain calculated using the latest Natural England guidance.</p>
<p>Goal 16: Peace, justice and strong institutions.</p> <p>Promote peaceful and inclusive societies for sustainable development, provide access to justice for all and build effective, accountable and inclusive institutions at all levels.</p>	<p>We follow a rigorous consultation process where we listen to residents and other stakeholders so we can advocate for and balance everyone’s needs. We are dedicated to creating inclusive communities that are safe, accessible and thoughtfully designed in a way that is accountable and fair.</p> <p>In our Active and Sustainable Travel (DS14) policy for instance, we specify that routes and access should be designed to be safe, inclusive and meet the needs of disabled people and the mobility impaired. Our Parking Standards also require parking arrangements in certain developments to include facilities for disabled people.</p> <p>In our Estate Regeneration (DS3) policy we have committed to working with our partners and local communities to improve poor quality dwellings in existing urban social housing estates. This work has a particular focus on energy efficiency, which makes homes warmer and cheaper to heat in the winter. This work is an important part of</p>

Sustainable Development Goals	Supporting Policies
	<p>reducing inequalities between the communities in our district, which helps build a sense of fairness, cohesion and community safety.</p> <p>Public safety is an important thread that runs through many of our policies. When people feel their safety is prioritised, they can see the public institutions involved in their communities understand them. This builds a sense of mutual respect and promotes more stable communities. Policies DS5, DS10, DS15, DS20, DS24, DM9, DM15 and DM19 all have requirements around safety, often regarding road safety for vehicles and pedestrians, but also other matters like the placement of boundaries around open spaces to make people using parks feel safe (DS24), and for the safe placement of advertisements so they don't cause an obstruction (DM9).</p> <p>Also, in our Health and Crime Impact Assessments (DM7) policy, we require Crime Impact Statements for developments of 100 or more homes. These statements typically consider the amount of crime in the area near the proposal and ensure the development is designed in a way that maintains or improves current safety levels of the community.</p>
<p>Goal 17: Partnerships for the goals. Strengthen the means of implementation and revitalise the Global Partnership for Sustainable Development.</p>	<p>We collaborate closely with our partners to ensure we understand and can achieve our aims collectively. Through these collaborations we can establish and move in a common strategic direction, ensuring we have access to the best knowledge available, magnifying the good that can be done by our work and the work of others.</p> <p>As part of the Duty to Cooperate, we work collaboratively with partners on a regional, sub-regional and local scale. At the regional scale we participate in the Kent Chief Planners Group and Kent Planning Policy Forum, where county-wide issues are discussed and information can be shared. Sub-regional and topic based partnerships include the East Kent Duty to Cooperate Group, the East Kent Regeneration Board and the Nutrient Neutrality Working Group. We also participate in local scale collaboration involving neighbouring planning authorities on</p>

Sustainable Development Goals	Supporting Policies
	<p>cross-boundary matters. Meetings between individual districts to discuss key strategic cross-boundary matters were key in the formation of Statements of Common Ground.</p> <p>We work collaboratively with Kent County Council on many matters, including our Movement and Transportation Strategy (SS4) and Active and Sustainable Travel (DS14) policy. We work with Historic England on the protection and conservation of heritage assets (DS26), recommending the adherence to their park and gardens register as well as their guidance documents on energy efficiency in traditional buildings. This encourages the use of appropriate materials to ensure our historic buildings are not damaged.</p> <p>In our Habitats and Landscapes of National Importance (DS18) policy we also require Natural England’s advice on priority species to be followed. In our Flood Risk and Sustainable Drainage (DS20) policy, we will investigate and, if necessary, define a Coastal Change Management Area at Reculver, working with the Environment Agency, Historic England, Natural England and Thanet District Council. This ensures any predicted changes to the coastline in the future are planned for and managed as best as possible. We are also working with Natural England and the Environment Agency on ways to reduce nutrients that enter the River Stour to allow development without damaging Stodmarsh in our Habitats of International Importance (DS17) policy.</p>

UN Conference of the Parties

- 11.6. The conclusions from the 2022 UN 27th Conference of the Parties (COP27) have been considered throughout the development of Canterbury City Council's new Local Plan to 2040.
- 11.7. The five main takeaways from the convention have been considered on a local scale with policies in place to implement some of the changes required to reduce carbon emissions and ensure that development within the district is sustainable, in line with the NPPF.
- 11.8. The policies within the draft Local Plan have been constructed to minimise waste, create net zero developments, mitigate against any developmental impacts, and maximise open space and biodiversity opportunities within the district whilst retaining viability throughout development.
- 11.9. The council's policies have also been heavily inspired by the 2022 UN Biodiversity Conference (COP15). The plan produced from the conference aims to put 30% of the planet and 30% of degraded ecosystems under protection by 2030. This is something considered throughout the Local Plan, with the Strategic Land Availability Assessment having regard for the sensitivity and protection of land proposed for development within the suitability assessment and selection of sites.
- 11.10. In addition, the draft Canterbury City Council Open Space Strategy, published as evidence alongside the draft Local Plan, reviews and outlines the protected open space within the district. The council designates green gaps and green infrastructure within the district which is outlined and justified within the Natural Environment and Open Space Topic Paper (2024) which is also published alongside the draft Local Plan.

Appendices

Appendix A: Abbreviations

AONB	Area of Outstanding Natural Beauty
EDTS	Economic Development and Tourism Study
EMC	Eastern Movement Corridor
FEMA	Functional Economic Market Area
GEA	Gross External Area
GTAA	Gypsy and Traveller and Travelling Showperson Accommodation Assessment
HDT	Housing Delivery Test
HEI	Higher Education Institution
HMA	Housing Market Area
HMO	Houses in Multiple Occupation
HNA	Housing Need Assessment
KCC	Kent County Council
LHN	Local Housing Need
MHCLG	Ministry of Housing, Communities and Local Government Now known as DLUHC (Department for Levelling Up, Housing and Communities)
NNR	National Nature Reserve
NPPF	National Planning Policy Framework
PBSA	Purpose Built Student Accommodation
PPG	Planning Practice Guidance
SA	Sustainability Appraisal
SAC	Special Area of Conservation

SHMA	Strategic Housing Market Assessment
SLAA	Strategic Land Availability Assessment
SPD	Supplementary Planning Document
SRN	Strategic Road Network
SSSI	Site of Special Scientific Interest
UN	United Nations

Appendix B: Glossary

<p>Affordable housing</p>	<p>Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:</p> <p>a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government’s rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).</p> <p>b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household’s eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.</p> <p>c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.</p> <p>d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.</p>
<p>Business use</p>	<p>Any development that is within the E(g) use class.</p>
<p>Commercial use</p>	<p>Any development that is within the E(a), E(b), E(c), E(e) or E(f) use class or a Public House or drinking establishment.</p>

Community Facilities and Services	Any development that is within the F1(d or f), F2a, b or c, or E(b, or d or e) use class including local shopping plus commercial, leisure (F2c and Ed) and Education uses, and public houses, of a scale proportionate to the needs of the local community.
Deliverable	To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular: a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.
Developable	To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.
Employment use	Any development that is within the B2 or B8 use class.
Housing Delivery Test	Measures net homes delivered in a local authority area against the homes required, using national statistics and local authority data. The Secretary of State will publish the Housing Delivery Test results for each local authority in England annually.
Leisure use	Any development that is within Fb,c,d or E(d) use classes, or relevant sui generis uses.
Older people	People over or approaching retirement age, including the active, newly retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.
Windfall Site	Windfall sites refer to those that have not been specifically allocated for development in the Local Plan process. They normally comprise sites that have unexpectedly become available, but which are considered suitable for development in relation to Local Plan policy.

Appendix C: Summary of SLAA and SA Outcomes

Appendix C contains the detailed summary of the SLAA and SA outcomes for each SLAA submission, and calculations of development yield for allocated sites. The Appendix is viewable as an interactive spreadsheet in the draft Local Plan Evidence Library, available on the council's website.

Appendix D: Extant planning permission

Table D.1: Extant planning permissions

Permitted Application Number	Postal Address	Phasing					
		2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	Beyond 2027 /28
CA//15/00410	Land adjacent to 10 Cogans Terrace, Canterbury	1					
CA//15/00683	Larkey Woods Farm, Cockering Road, Chartham		10				
CA//15/01572	Builders Yard, Tile Kiln Hill, Blean.		4				
CA//15/02150	3 Laxton Way, Chestfield	1					
CA//16/00404	Hoplands Farm, Island Road, Hersden, Westbere						
CA//16/00673	Land to the south of Island Road (A28), former Chislet Colliery, Hersden, Westbere				30	90	250
CA//16/00823	27 Hazlemere Road, Seasalter, Whitstable	1					
CA//16/01868	21 St Georges Terrace, Herne Bay		7				
CA//16/02396	19 Gordon Road, Canterbury	1					
CA//16/02820	The Malthouse, Malthouse Road, Canterbury			6			
CA//17/00144	45 Argyle Road, Whitstable	1					
CA//17/01343	Hillside Cottage, Wood Hill, Canterbury	2					
CA//17/02801	Highlands, Hackington Close, Canterbury		1				
CA//17/02857	2 Miller Avenue, Canterbury	1					
CA//17/02913	Hoplands Farm, Island Road, Westbere	16					
CA//18/00116	128-130 Sea Street, Herne Bay		3				
CA//18/00151	7 Whitstable Road, Blean	1					
CA//18/00436	21 Wincheap, Canterbury		1				
CA//18/00459	Highstead Riding School, Highstead, Chislet			2			
CA//18/00941	28 New House Close, Thanington	2					
CA//18/01078	Broadway Green Farm, Broadway, Canterbury		1				
CA//18/01610	Rushbourne Manor, Hoath Road, Hoath		6				
CA//18/01858	Land to the rear of 173 and 175 Ashford Road, Thanington	1					
CA//18/01941	Land rear of 12 Gorse Lane, Herne	2					
CA//19/00117	62 Chestfield Road, Chestfield		1				
CA//19/00147	Boundary House, St Stephen's Hill, Canterbury	1					
CA//19/00149	52-54 Hillman Avenue, Herne Bay	2					

Permitted Application Number	Postal Address	Phasing					
		2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	Beyond 2027 /28
CA//19/00160	6 Western Esplanade, Herne Bay		2				
CA//19/00362	The Retreat and Beach Cottage, Seasalter Beach, Whitstable	0					
CA//19/00713	Highlands, Hackington Close, Canterbury	-1	2				
CA//19/00788	16 Chapel Lane, Blean	1					
CA//19/01072	Augustine House, Beech Avenue, Chartham	1					
CA//19/01251	Ladybarn, The Drive, Chestfield	1					
CA//19/01364	80 South Street, Whitstable	1	1				
CA//19/01409	Invale, Valley Road, Barham		1				
CA//19/01553	33 Bournemouth Drive, Herne Bay	1					
CA//19/01589	Gatesgarth, South View, Island Road, Hersden	1					
CA//19/01594	Eden Lodge, 9 St Stephen's Hill, Canterbury	-1	1				
CA//19/01752	Land rear of 77 Rough Common Road, Rough Common, Harbledown	1					
CA//19/01761	Newingate House, 16-17 Lower Bridge Street, Canterbury		10				
CA//19/01829	Barretts, 28-30 St Peters Street, Canterbury	22					
CA//19/01977	Redwalls, Stodmarsh Road, Canterbury	2					
CA//19/02073	Land Opposite 1 And 2 Beech Court, Nunnery Fields, Canterbury		1				
CA//19/02122	Land Rear Of 18 And 20, Hillside Road, Whitstable		4				
CA/19/10076	Keel Barn, North Stream, Marshside, Canterbury		1				
CA/19/10205	Dwelling Accommodation, 118 Mortimer Street, Herne Bay		2				
CA/19/10254	The Arcade Site, Beach Walk, Whitstable		7				
CA/19/10348	Farnham House, Merton Lane, Lower Hardres	1					
CA/19/10358	8 Longmead Close, Herne Bay		1				
CA/20/00026	Russet Orchard, Staines Hill, Sturry, Canterbury	-1	1				
CA/20/00031	Land Adjacent To 2 Bifrons Road, Bekesbourne		1				
CA/20/00109	The Spinney, Hackington Close, Canterbury	-1	2				
CA/20/00189	The Old Woodyard, Moat Lane, Fordwich		6				

Permitted Application Number	Postal Address	Phasing					
		2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	Beyond 2027 /28
CA/20/00567	27 Nunnery Road, Canterbury	0					
CA/20/00648	75 Spenser Road, Herne Bay	1					
CA/20/00724	Iwade, Radfall Road, Chestfield, Whitstable	1					
CA/20/00726	66 Castle Street, Canterbury		1				
CA/20/00925	Montpelier, Clapham Hill, Whitstable	-1	4	24			
CA/20/00928	56 Northwood Road, Whitstable		1				
CA/20/00966	Folly Farm, Kemsing Gardens, Canterbury		1				
CA/20/01048	White Gates, Marley Lane, Kingston, Canterbury	1					
CA/20/01114	53B Joy Lane, Whitstable	1					
CA/20/01134	National House, 65 High Street, Herne Bay	6					
CA/20/01184	4 Nargate Street, Littlebourne, Canterbury	-1					
CA/20/01188	Hoplands Farm, Island Road, Hersden		50	24			
CA/20/01196	Westwood, Hackington Close, Canterbury	1					
CA/20/01197	Westwood, Hackington Close, Canterbury		1				
CA/20/01403	Land Off Orchard Grove, Gordon Road, Rear Of 17 Saddleton Road, Whitstable		1				
CA/20/01679	46-47 High Street, Canterbury			33			
CA/20/01684	1 Lismore Road, Whitstable	-1	2				
CA/20/01693	19 Busheyfields Road, Herne, Herne Bay	1					
CA/20/01864	49-55 Canterbury Road, Whitstable	8					
CA/20/01928	4-4A Sunbeam Avenue, Herne Bay	-1	1				
CA/20/02094	28 Oxford Street, Whitstable		1				
CA/20/02186	68 Old Dover Road, Canterbury			-1			
CA/20/02298	176 High Street, Herne Bay	1					
CA/20/02494	Land Adjoining 56 New House Lane, Thanington Without, Canterbury			1			
CA/20/02505	Land At Giles Lane, Giles Lane, Canterbury		-6				
CA/20/02640	20 St Lawrence Forstal, Canterbury		-1	1			
CA/20/02696	46 The Hill, Littlebourne, Canterbury	-1	1				
CA/20/02737	27 Queens Road, Whitstable	5					
CA/20/02768	1 Aberdeen Close, Upstreet, Canterbury	-1					

Permitted Application Number	Postal Address	Phasing					
		2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	Beyond 2027 /28
CA/21/00023	28 High Street, Sturry, Canterbury		-1	3			
CA/21/00247	Charter House, St George's Place, Canterbury		34				
CA/21/00296	63 Oxford Street, Whitstable	1					
CA/21/00346	204 Canterbury Road, Herne Bay		-1	4			
CA/21/00391	7 High Street, Canterbury		6				
CA/21/00402	Huntsman And Horn, Margate Road, South Of Thanet Way, Herne, Herne Bay		2				
CA/21/00492	Unit 7 The Old Hop House, Hoath Farm, Bekesbourne Lane, Canterbury		3				
CA/21/00523	Burgess Farm, Bogshole Lane, Whitstable		-1	1			
CA/21/00659	Wilmington Lodge, Trenley Drive, Canterbury		0				
CA/21/00730	Billmeir Molehill Road, Chestfield, Whitstable			1			
CA/21/00763	34 Kimberley Grove, Seasalter, Whitstable	1					
CA/21/00835	31 Harbour Street, Whitstable		1				
CA/21/00841	22-23 St George's Terrace, Herne Bay		14				
CA/21/00863	27 Castle Street, Canterbury		7				
CA/21/01409	140 Reculver Road, Herne Bay	1					
CA/21/01696	Land Adjacent To Old Thanet Way, Whitstable		20	22			
CA/21/01709	Prospect House, Markerstudy Business Park, Wraik Hill, Whitstable			45			
CA/21/01750	Mayfield, The Leas, Chestfield, Whitstable	2					
CA/21/01804	40 Grasmere Road, Chestfield, Whitstable		1				
CA/21/01825	51 Daytona Way, Herne Bay	-1	1				
CA/21/01953	51 Cossington Road, Canterbury		6				
CA/21/01976	5 Sea Street, Whitstable		1				
CA/21/02117	77 Northgate, Canterbury		-1				
CA/21/02273	50 Queens Road, Whitstable		-1	1			
CA/21/02311	49 Old Bridge Road, Whitstable		3				
CA/21/02321	208 Reculver Road, Herne Bay	1					
CA/21/02356	3-5 Tile Kiln Hill, Blean, Canterbury	1					
CA/21/02362	61 Marine Parade, Whitstable	1					

Permitted Application Number	Postal Address	Phasing					
		2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	Beyond 2027 /28
CA/21/02375	29 Joy Lane, Whitstable		1				
CA/21/02382	107A Tankerton Road, East Of Tankerton Circus, Whitstable			4			
CA/21/02561	May Tree Paddocks, Hawthorn Corner, Herne Bay			1			
CA/21/02563	Land To Rear Of 25 Preston Parade, Whitstable	1					
CA/21/02565	Land To Rear Of 25A Preston Parade, Whitstable	1					
CA/21/02566	Land To Rear Of 25A And 25B Preston Parade, Whitstable	1					
CA/21/02644	Woodend, Bigbury Road, Chartham Hatch, Canterbury		-1	1			
CA/21/02777	Marleywood Yard, Marley Lane, Kingston			-1	1		
CA/21/02858	Land Adjacent To 18 Clifford Road, Whitstable			1			
CA/21/02992	Seabanks, Seasalter Beach, Seasalter, Whitstable			-1	1		
CA/21/03005	The Coach House, 32A Kingsdown Park, Whitstable			-1	1		
CA/21/03031	16 Park Avenue, Whitstable	1					
CA/21/03032	Little Haven, Radfall Ride, Chestfield, Whitstable			-1	1		
CA/21/03099	64 Chestfield Road, Chestfield, Whitstable	1					
CA/22/00009	Church Court, Church Lane, Seasalter			2			
CA/22/00117	64 High Street, Whitstable			2			
CA/22/00126	5 Hampton Pier Avenue, Herne Bay	1					
CA/22/00145	Land Adjacent To 96 Cornwallis Circle, Whitstable		1				
CA/22/00156	3 Hillview Road, Whitstable	2					
CA/22/00269	6 Pound Lane, Canterbury			0			
CA/22/00317	27-31 High Street, Whitstable			6			
CA/22/00482	64 South Street, Whitstable		1				
CA/22/00537	Badgers End, The Drive, Chestfield, Whitstable			1			
CA/22/00618	Land To Rear Of 27A Oxford Street, Whitstable			1			
CA/22/00631	45 Joy Lane, Whitstable			1			

Permitted Application Number	Postal Address	Phasing					
		2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	Beyond 2027 /28
CA/22/00741	11A School Lane, Blean, Canterbury	1					
CA/22/00779	Land At Ladesfield, Vulcan Close, Whitstable		7	7			
CA/22/00815	1-3 St Annes Road, Whitstable			-3	8		
CA/22/00819	118 Joy Lane, Whitstable			1			
CA/22/00874	3 Turnagain Lane, Canterbury		1				
CA/22/01022	Pine Cottage, New Road, Chestfield, Herne Bay			-1			
CA/22/01098	Great Ruckinge Farm, Thornden Wood Road, Herne Bay			4			
CA/22/01274	The Bounty, 3 Harriets Corner, Seasalter, Whitstable	1					
CA/22/01279	The Bounty, 3 Harriets Corner, Seasalter, Whitstable			1			
CA/22/01306	97 Central Parade, Herne Bay	4					
CA/22/01308	38-42 Bentley Avenue, Herne Bay		-1	1			
CA/22/01332	Land Adjacent To 13 Oakwood Drive, Whitstable			1			
CA/22/01390	The Tower, Red Gate Shaw, Railway Hill, Barham		1				
CA/22/01395	The St John Home, 1 Gloucester Road, Whitstable		7				
CA/22/01511	99-101 High Street, Whitstable			0			
CA/22/01527	Land To The South Of Church Lane, Seasalter, Whitstable			-1	20	50	150
CA/22/01543	85 Northwood Road, Whitstable		1				
CA/22/01613	39 Kirbys Lane, Canterbury			0			
CA/22/01614	18 St Annes Road, Whitstable	1					
CA/22/01655	26 Golden Hill, South Of Thanet Way, Whitstable	1					
CA/22/01714	Little Torrens, 40 Mill Lane, Harbledown, Canterbury	-1	1				
CA/22/01723	1 Hillview Road, Whitstable	2					
CA/22/01727	Kimberley Residential Home, 34-40 Mickleburgh Hill, Herne Bay			2			
CA/22/01821	17 Castle Road, Whitstable	1					

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

Table D.2: Care home planning permissions⁵¹

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

⁵¹ Where necessary the appropriate ratio has been used

	Whitstable						
CA/22/01727	Kimberley Residential Home, 34-40 Mickleburgh Hill, Herne Bay			-8			
CA/22/01763	Herne Bay Court , 163 Canterbury Road, Herne Bay			105	49		
CA/22/01912	Dalkeith Lodge, 41 Mickleburgh Hill, Herne Bay	-4					
Total		129	-1	103	90	0	44

Table D.3: Student accommodation planning permissions⁵²

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

⁵² Where necessary the appropriate ratio has been used

Appendix E: Statements of Common Ground for 2017 Local Plan allocations

Statements of Common ground were prepared for the 2017 Local Plan allocations as part of the comprehensive annual monitoring process and signed Autumn 2023 following negotiation between the council and the interested parties.

Statement of Common Ground between Canterbury City Council and BDW Kent

For

Site 2: Land At Broad Oak (Northern Section)

Summary

The allocation has been split into two parcels:

- The Northern Section (Land at Broad Oak) - A hybrid application comprising: a detailed element for 456 residential dwellings (402 houses and 54 flats); and outline for a commercial area comprising 212sqm of Class A1 and up to 593sqm of Class B1 use. The application was registered in May 2018 and was granted planning permission in March 2021. A S106 has been agreed and signed in 2021. The site is currently under construction.
- The Southern Section (Land at Sturry) - A hybrid application comprising: a detailed element for the construction of part of the Sturry Link Road and a local road from the Sturry Link Road to Shalloak Road; and outline for 630 dwellings and associated community infrastructure. The application was registered in December 2020 and granted planning permission in March 2021, including a signed S106.

Current Planning Status

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

Phase	Date	Other Information
Registration of hybrid planning application	May 2018	CA//18/00868 for 456 dwellings (detailed planning permission).
Decision notice issued	01/03/2021	Granted Planning Permission
Section 106, or other planning obligations agreed or signed	March 2021	
Work on site commenced (including demolition)	2021	Demolition of 52 Shalloak Road complete
Dwelling completions	31 of 456	

Amount of affordable units

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

Summer 2023 survey response

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

The developer did not respond.

Agreed Site Commentary

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

As part of the planning permission a solution to the water quality concerns raised by Natural England in relation to the Stodmarsh European Protected site was identified and agreed within the Appropriate Assessment.

The site was sold in May 2021 to developers, BDW Kent, and construction has started on site including the completion of 31 dwellings. A phasing plan has been submitted, stating the site will be built out over 7 phases with full completion to take approximately 6 - 7 years.

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

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

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

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

Deliverability checklist


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

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

Agreed Site Phasing

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

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

<u>Signatures</u>	
Site 2 Land At Broad Oak (Northern Section)	
BDW Kent	
Name...	GREG MORLEY
Signature..	
Date.....	30.10.2023

Canterbury City Council

Name..... Louise Randall

Signature..... [Redacted]

Date .. 02/11/2023

Statement of Common Ground between Canterbury City Council and Taylor Wimpey

For

Site 3: Land at Hillborough (Parcel A)

Summary

This site has been divided into three parcels:

- Parcel A - This is the largest parcel and is being progressed by Taylor Wimpey. A hybrid application was registered in August 2017 for 900 residential units, including affordable housing. The application was refused at committee in early September 2020. The decision was granted at appeal in November 2021, along with a signed S106 agreement. The site is currently under construction.
- Parcel B - Is being progressed by Kitewood. An outline application for 180 dwellings was submitted in July 2020 and planning permission was granted in August 2021 along with a signed S106 agreement. Reserved matters application was granted in July 2023, and a variation to retain 2 dwellings was granted in January 2023.
- Parcel C - Is being progressed by AE Estates, a local SME. An application was submitted in January 2021 for 350 dwellings. It is pending a decision.

Current Planning Status

Parcel A, hybrid application is comprised of the detailed elements:

- 193 residential units, including affordable housing.

The outline element of the application comprises of:

- 707 residential units, including affordable housing;
- Up to 27,000 sq.m. of employment/ commercial floorspace (Use Class B1(a). B1(c), B2 and B8);
- 80 bed care home;
- Convenience store (Use Class A1, up to 500 sq.m.);
- 3 retail units (Use Class A1, A2, A3 or A5, up to 300 sq.m.);
- Community centre (Use Class D1, up to 550 sq.m.);
- Land for a two-form entry Primary School.

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

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

Phase	Date	Other Information
Registration of hybrid planning application	August 2017	CA/17/01866 - 193 Dwellings in FUL and 707 in OUT
Decision notice issued	03/11/2021	Granted at appeal
Registration of non-material amendment planning application	April 2023	CA/23/00709
Decision notice issued	08/06/2023	Approved - reduced the detailed element from 193 units to 189 units.
Section 106, or other planning obligations agreed or signed	November 2021	
Work on site commenced (including demolition)	2022	
Dwelling completions		Stage not yet reached.

Amount of affordable units for each Phase

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

Summer 2023 survey response

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

The developer did not respond.

Agreed Site Commentary

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

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

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

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

There are no known ownership constraints. The site is being progressed by Taylor Wimpey as freehold owners of the site, which removes any delays to lead in times caused by land transfer. Also, being a hybrid application, completions are expected quickly.

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

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

Deliverability checklist

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

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

Agreed Site Phasing

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

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

Signatures

Site 3: Land at Hillborough (Parcel A)

Taylor Wimpey

Name..... Joanna Webb

Signature.....

Date 19th October '23.....

Canterbury City Council

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

Signature.....

Date 27/10/2023.....

Statement of Common Ground between Canterbury City Council and Kitewood

For

Site 3: Land at Hillborough (Parcel B)

Summary

This site has been divided into three parcels:

- Parcel A - This is the largest parcel and is being progressed by Taylor Wimpey. A hybrid application was registered in August 2017 for 900 residential units, including affordable housing. The application was refused at committee in early September 2020. The decision was granted at appeal in November 2021, along with a signed S106 agreement. The site is currently under construction.
- Parcel B - Is being progressed by Kitewood. An outline application for 180 dwellings was submitted in July 2020 and planning permission was granted in August 2021 along with a signed S106 agreement. Reserved matters application was granted in July 2023, and a variation to retain 2 dwellings was granted in January 2023.
- Parcel C - Is being progressed by AE Estates, a local SME. An application was submitted in January 2021 for 350 dwellings. It is pending a decision.

Current Planning Status

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

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

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

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

Amount of affordable units

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

Summer 2023 survey response

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

The developer did not respond.

Agreed Site Commentary

Parcel B's planning application was approved in August 2021 and the Appropriate Assessment concluded development will not adversely affect the integrity of the Stodmarsh SPA/ SAC and Ramsar sites.

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

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

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

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

Condition 66 of the Hillborough Parcel A planning application states:

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

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

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

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

Deliverability checklist

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

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

Agreed Site Phasing

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


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

Signatures

Site 3: Land at Hillborough (Parcel B)

Kitewood

Name SARA SWEENEY.....

Signature 

Date 17/10/2023.....

Canterbury City Council

Name Louise Randall.....

Signature 

Date 27/10/2023.....

Statement of Common Ground between Canterbury City Council and Countryside Properties

For

Site 5: Land at Strode Farm

Summary

A Hybrid application was registered in 2015. The application was then subject to an appeal where consent was granted August 2018. The 2018 consent grants an outline element for up to 800 dwellings. A S106 has been agreed and signed in 2018.

Current Planning Status

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

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

Progress of Site 5: Land at Strode Farm

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

Summer 2023 survey response

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

Agreed Site Commentary

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

Subsequent reserved matters are expected to be submitted at regular intervals, with the last reserved matters submitted to the council by 2028 for consideration in line with condition 3 of the outline planning permission.

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

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

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

Deliverability checklist

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

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

Agreed Site Phasing

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

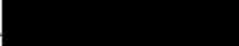
Housing Delivery Phasing	2023/24	2024/25	2025/26	2026/27	2027/28
	Year 1	Year 2	Year 3	Year 4	Year 5
CA/15/01317				61	85
CA/21/01800 - Phase A		50	49	29	

Signatures

Site 5 Land at Strode Farm

Countryside Properties

Name..... Alex Hodge

Signature..... 

Date..... 28/09/23

Canterbury City Council

Name..... Louise Randall

Signature..... 

Date..... 11/10/2023

Statement of Common Ground between Canterbury City Council and Bellway

For

Site 6: Land at Greenhill

Summary

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

Current Planning Status

The full element of the application comprised of:

- the change of use of agricultural land to outdoor sports playing pitches.

The outline element of the application comprises of:

- 450 dwellings, including affordable housing;
- Community Facilities.

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

Progress of Site 6: Land at Greenhill

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

Amount of affordable units

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

Summer 2023 survey response

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

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

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

Agreed Site Commentary

Bellway are the housebuilder and since December 2021, have detailed planning permission for the entire 450 dwellings. The development is under construction, and the phasing reflects site specific information.

The hybrid planning permission has a condition to ensure the development connects to Swalecliffe Waste Water Treatment Works. This condition will ensure that there are no adverse impacts on water quality that could cause a likely significant impact on the Stodmarsh European Protected site.

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

Deliverability checklist

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

Deliverability Checklist	Yes	No
Is the developer part of the Housing Delivery Group and engaged in discussions on delivery with the Council	Y	
Was direct information from the developer/ house builder obtained (i.e via the survey circulated in the summer or by general correspondence)	Y	
Was phasing discussed with case officer for known site issues/ progress	Y	

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

Agreed Site Phasing

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

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

Signatures

Site 6 Land at Greenhill
Bellway

Name... **T E JONES**

Signature... 

Date ... **23**

Canterbury City Council

Name... Louise Randall

Signature... 

Date ... 10/11/2023

Statement of Common Ground between Canterbury City Council and Taylor Wimpey

For

Site 9: Land at Howe Barracks

Summary

A hybrid application was granted for a residential led development in December 2015. The full aspect of the application is to change the use of the retained buildings (Gymnasium, Chapel and Small Arms Trainer) to community uses. The outline element of the application is for 500 residential units, including affordable housing. The site is currently under construction.

Current Planning Status

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

Progress of Site 9: Land at Howe Barracks

Phase	Date	Other Information
Registration of hybrid planning application	July 2014	CA/14/01230 for 500 dwellings
Decision notice issued	15/12/2015	Granted Planning Permission
Registration of reserved matters	February 2017	CA/17/00193 - Phase 1 for 171 dwellings
Reserved matters decision notice issued	03/08/2017	Granted Planning Permission
Registration of reserved matters	April 2017	CA/17/00821- New distributor road connecting A257 (Littlebourne Road) with Chaucer Road

Reserved matters decision notice issued	19/07/2017	Granted Planning Permission
Registration of reserved matters	May 2018	CA/18/00910 - Phase 2 for 200 dwellings
Reserved matters decision notice issued	05/04/2019	Granted Planning Permission
Registration of reserved matters	October 2019	CA/19/10011 - Phase 3 for 122 dwellings
Reserved matters decision notice issued		Pending Decision
Registration of reserved matters	October 2019	CA/19/10015 - Phase 3 for 7 dwellings
Reserved matters decision notice issued		Pending Decision
Section 106, or other planning obligations agreed or signed	December 2015	
Work on site commenced (including demolition)	2017	
Dwelling completions	312 of 500	Phase 1 is complete

Amount of Affordable Units for each Phase

Phase	Affordable Units	Total Dwellings on site	Percentage affordable
1	45	171	26%
2	53	200	26.5%

Summer 2023 survey response

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

The developer did not respond.

Agreed Site Commentary

There are to be a range of sizes of units and tenures across the site. This site recorded first completions (13 dwellings) in the 2018/19 AMR. In 2019/20, 2020/21 and 2021/22 there were 85, 47 and 61 dwellings recorded as complete respectively. This year (2022/23) resulted in the completion of 106 dwellings.

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

There are no ownership, viability or further infrastructure provision concerns related to the remaining 129 dwellings which would prevent completions in 2025/26. The two Phase 3 reserved matters applications are currently affected by the water quality concerns raised by Natural England in relation to the Stodmarsh European Protected site.

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

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

The draft Canterbury District Nutrient Neutrality Strategy includes:

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

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

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

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

Deliverability checklist

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

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

Agreed Site Phasing

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

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

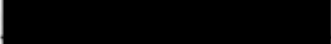
Signatures

Site 9 Land at Howe Barracks

Taylor Wimpey

Joanna webb

Name.....

Signature 

Date 19th October '23

Canterbury City Council

Name..... Louise Randall

Signature..... [Redacted]

Date 27/10/2023

Statement of Common Ground between Canterbury City Council and BDW

For

Site 11 Parcel A: Land at Cockerling Farm, Thanington

Summary

This allocation has been split into 2 parcels:

- Parcel A - This section has an outline planning permission granted in 2016 for a mixed use development comprising: 750 residential units, including affordable housing; 30 bed Pilgrims Hospice and 60 bed nursing home; employment floorspace; Primary school; and Westbound slip road on the A2. A S106 has been signed. The site is currently under construction.
- Parcel B - This section has outline planning permission for up to 400 dwellings which was granted in November 2018 alongside a S106.

Current Planning Status

For Parcel A, since the outline planning permission in 2016 there have been several reserved matters applications: Phase 1 for 269 dwellings was approved in June 2018; Phase 1b for 87 dwellings was approved in February 2021; Phase 2 for 252 dwellings is under consideration; and Phase 3 for 167 dwellings is under consideration.

Progress of Site 11 Parcel A: Land at Cockerling Farm, Thanington

Phase	Date	Other Information
Registration of outline planning application	July 2015	CA//15/01479
Decision notice issued	13/07/2016	Granted Planning Permission
Registration of reserved matters	March 2018	CA//17/02719 - Phase 1 including 269 dwellings, commercial and leisure facilities
Reserved matters decision notice issued	01/06/2018	Granted Planning Permission

Registration of reserved matters	August 2020	CA/20/01680 - Phase 1b for 87 dwellings
Reserved matters decision notice issued	05/02/2021	Granted Planning Permission
Registration of reserved matters	March 2021	CA/21/00829 - Phase 2 for 252 dwellings
Reserved matters decision notice issued		Pending decision
Registration of reserved matters	June 2021	CA/21/01597 - Phase 3 for 167 dwellings
Reserved matters decision notice issued		Pending decision
Section 106, or other planning obligations agreed or signed	July 2016	
Work on site commenced (including demolition)	March 2019	
Dwelling completions	148 of 750 ¹	
Care home completions		Stage not yet reached.

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

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

Summer 2023 survey response

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

The developer did not respond.

Agreed Site Commentary

The overall outline consent is for 750 units and will result in delivery over a number of years. A phasing plan was submitted including over 30% affordable homes to be delivered which

¹ 179 dwellings are being built by Pentland Homes

² BDW have 21 units and Pentland have 86 units

³ BDW have 152 units and Pentland have 179 units

supports the build rates provided. An affordable housing provider (Moat) is involved in delivery on the site.

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

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

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

The A2/A28 Coastbound off-slip at Wincheap, Canterbury piece of infrastructure is required by condition prior to 449 dwellings being occupied. Less than 449 dwellings are phased within the next 3 years (including completions) allowing time to provide the infrastructure. Therefore this is not anticipated to impact delivery or build out rates.

The two reserved matters applications for Phase 2 and 3 are currently affected by the water quality concerns raised by Natural England in relation to the Stodmarsh European Protected site.

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

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

The draft Canterbury District Nutrient Neutrality Strategy includes:

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

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

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

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

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

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

Deliverability Checklist

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

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

Agreed Site Phasing

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


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

Signatures

Site 11 Parcel A: Land at Cockerling Farm, Thanington

David Wilson Homes Kent


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

Signature... 

Date... *20/10/23*

Canterbury City Council

Name... *Louise Randall*

Signature... 

Date... *27/10/2023*

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

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

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

Statement of Common Ground between Canterbury City Council and Redrow Homes Ltd

For

Site 11 Parcel B: Land at Cockerling Farm, Thanington

Summary

This allocation has been split into 2 parcels:

- Parcel A - This section has an outline planning permission granted in 2016 for a mixed use development comprising 750 residential units, alongside a S106.
- Parcel B - This section has outline planning permission for up to 400 dwellings which was granted in November 2018 alongside a S106. A reserved matters application in relation to the spine road was granted in August 2023.

Current Planning Status

This section has outline planning permission for up to 400 dwellings which was granted in November 2018 alongside a S106. A reserved matters application in relation to the spine road was granted in August 2023.

Summer 2023 survey response

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

The developer did not respond.

Agreed Site Commentary

Redrow Homes are the housebuilder involved in the site, and Quinn Estates are confirmed to be delivering the commercial element of application. The outline application for 400 dwellings was granted in November 2018. There were delays due to a judicial review of the outline planning permission and some of the discharge of conditions approvals, which have now been rejected.

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

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

A reserved matters application was submitted in November 2020 covering phases 1 and 2 for 176 dwellings. Another reserved matters application was submitted in August 2023 covering phases 3, 4b and 5b for 224 dwellings. All dwelling elements of the outline permission now have a detailed planning application pending decision

The two reserved matters applications are currently affected by the water quality concerns raised by Natural England in relation to the Stodmarsh European Protected site.

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

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

The draft Canterbury District Nutrient Neutrality Strategy includes:

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

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

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

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

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

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

Deliverability checklist

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

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

Agreed Site Phasing

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

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

Signatures

Site 11 Parcel B: Land at Cockerling Farm, Thanington

Redrow Homes Ltd

Name: Josephine Baker

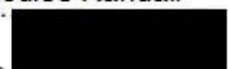
Signature



Date: 17th October 2023

Canterbury City Council

Name..... Louise Randall



Signature

Date .. 27/10/2023

Statement of Common Ground between Canterbury City Council and Kitewood

For

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

Summary

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

Current Planning Status

The hybrid application includes:

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

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

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

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

matters		3 for 160 dwellings
Reserved matters decision notice issued	18/03/2022	Granted Planning Permission
Section 106, or other planning obligations agreed or signed	October 2019	
Work on site commenced (including demolition)	2021	
Dwelling completions	4 of 300	

Amount of affordable units for each Phase

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

Summer 2023 survey response

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

The developer did not respond.

Agreed Site Commentary

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

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

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

Deliverability checklist



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

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

Agreed Site Phasing

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

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

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

Appendix F: Carried forward 2017 Local Plan allocations

Table F.1: Strategic and housing allocations

Site	Phasing																		Total Units
	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31	2031 /32	2032 /33	2033 /34	2034 /35	2035 /36	2036 /37	2037 /38	2038 /39	2039 /40	Beyond 2039/40	
Site 1 Land at South Canterbury (CA//16/00600)			50	100	200	300	300	300	300	300	300	300	300	300	300	300	300	50	4,000
Site 2 Broad Oak - Northern Section (CA//18/00868)	70	76	76	76	76	51													425
Site 2 Land At Sturry - Southern Section (CA/20/02826)			30	50	80	80	80	80	80	80	70								630
Site 3 (A) Land at Hillborough, Herne Bay (CA//17/01866)	21	52	63	65	70	100	130	130	130	90	48								899
Site 3 (B) Land at Hillborough, Herne Bay (CA/20/01628)		20	55	55	50														180
Site 3 (C) Land at Hillborough, Herne Bay						20	40	55	55										170

Site	Phasing																		Total Units
	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31	2031 /32	2032 /33	2033 /34	2034 /35	2035 /36	2036 /37	2037 /38	2038 /39	2039 /40	Beyond 2039/40	
Site 4 Land at Herne Bay Golf Course, Herne Bay (Phase 5; CA//18/02369)	14	37																	51
Site 4 Land at Herne Bay Golf Course, Herne Bay (Phase 6a; CA/20/00101)	15	34																	49
Site 4 Land at Herne Bay Golf Course, Herne Bay (Eddington Park; CA/22/00026)		29	66																95
Site 5 Land at Strode Farm, Herne Bay (CA//15/01317)				61	85	85	85	85	85	85	80	21							672
Site 5 Land at Strode Farm, Herne Bay (Phase A; CA/21/01800)		50	49	29															128
Site 6 Land at Greenhill, Herne Bay (CA//17/02907, CA/21/01277)	62	73	72	63	60	60	60												450

Site	Phasing																		Total Units
	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31	2031 /32	2032 /33	2033 /34	2034 /35	2035 /36	2036 /37	2037 /38	2038 /39	2039 /40	Beyond 2039/40	
Site 7 Land North of Thanet Way, Whitstable (Phase 1; CA//18/01664)			5																5
Site 7 Land North of Thanet Way, Whitstable (Phase 2 & part of Phase 1; CA/20/02436)	114	99																	213
Site 7 Land North of Thanet Way, Whitstable (Phase 3; CA/21/02426)	17	21	70																108
Site 8 Land North of Hersden				50	60	70	70	70	70	70	70	70	70	70	60				800
Site 9 Land at Howe Barracks, Canterbury				69	60														129
Site 9 Land at Howe Barracks, Canterbury (Phase 2; CA//18/00910)	55	4																	59

Site	Phasing																		Total Units
	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31	2031 /32	2032 /33	2033 /34	2034 /35	2035 /36	2036 /37	2037 /38	2038 /39	2039 /40	Beyond 2039/40	
Site 11 Parcel A Land at Cockerling Farm, Thanington			50	100	100	90	54												394
Site 11 Parcel A Land at Cockerling Farm, Thanington (Phase 1; CA//17/02719 & CA/20/01677)	40	16	38	27															121
Site 11 Parcel A Land at Cockerling Farm, Thanington (Phase 1B; CA/20/01680)	47	26	14																87
Site 11 Parcel B Cockerling Road Thanington (CA//17/00519)		60	60	60	60	60	60	60	60	20									500
Site 12 Land South of Ridgeway (Grasmere pasture), Chestfield (CA//17/00469)	70	50	16																136
Site 12 Land South of Ridgeway (Grasmere pasture), Chestfield		20	54	70	16														160

Site	Phasing																		Total Units
	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31	2031 /32	2032 /33	2033 /34	2034 /35	2035 /36	2036 /37	2037 /38	2038 /39	2039 /40	Beyond 2039/40	
(Phase 2 and 3; CA/21/02244)																			
St Martin's Hospital, Canterbury						20	60	60	24										164
Land at Bullockstone Road, Herne Bay (CA/22/02012)		10	50	50	50														160
Barham Court Farm, Barham				10	15														25
Herne Bay Golf Driving Range, Greenhill and Land adjacent to Herne Bay Golf Driving Range, Greenhill (CA/22/00941)		47	31																78
Adj Canterbury West Station, Canterbury						20													20
Kingsmead depot, Canterbury (CA//17/02092)	189																		189

Site	Phasing																		Total Units
	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31	2031 /32	2032 /33	2033 /34	2034 /35	2035 /36	2036 /37	2037 /38	2038 /39	2039 /40	Beyond 2039/40	
St Johns Lane Employment Exchange, Canterbury									24										24
Northgate Car Park, Canterbury									21										21
Castle Street Car Park, Canterbury									27	27									54
Holmans Meadow Car Park, Canterbury									20										20
Rosemary Lane Car Park, Canterbury								20											20
Ivy Lane North, Canterbury									10										10
Hawks Lane, Canterbury									9										9
St Radigund's Place, Canterbury									7										7
St John's Lane Car Park, Canterbury						5													5
Garage Site, Kings Road, Herne Bay						20	23												43

Site	Phasing																		Total Units
	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31	2031 /32	2032 /33	2033 /34	2034 /35	2035 /36	2036 /37	2037 /38	2038 /39	2039 /40	Beyond 2039/40	
Land at Herne Bay Station								15	20										35
Beach Street (HB2 in Herne Bay Area Action Plan) (CA//19/00296)			15	18															33
Land at Ladysmith Grove			15	16															31
Tankerton Road car park, Whitstable									17										17
124 & adjoining Middle Wall, Whitstable						7													7
Land to rear of 51 Rough Common Road, Rough Common						12													12
Rough Common Road, Rough Common						16													16
Total	714	724	879	969	982	1,016	962	875	959	672	568	391	370	370	360	300	300	50	11,461

Appendix G: New allocations in draft Local Plan

Table G.1: Strategic and housing allocations

Policy	Site	Phasing																			Total Units
		2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31	2031 /32	2032 /33	2033 /34	2034 /35	2035 /36	2036 /37	2037 /38	2038 /39	2039 /40	2040 /41	Beyond 2040/ 41	
C6	Land at Merton Park							50	100	160	160	160	160	160	160	160	160	160	160	275	2,025
C7	Land to the North of Hollow Lane							50	75	100	100	100	100	100	80	15					720
C9	Milton Manor House					-1	10	30	30	25											94
C10	Land to North of Cockerling Road					10	26														36
C13	Becket House					10	30	27													67
C15	Land at the Former Chaucer Technology School					10	30	30													70
C2	43-45 St George's Place					10	20	20													50
C16	Land at Folly Farm					7	10														17
C14	Land at Station Road East					10	27														37
C19	Wincheap Commercial Area							50	80	100	120	120	120	120	120	70					900
W5	Land South of Thanet Way					20	60	60	60	20											220

Policy	Site	Phasing																			Total Units	
		2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31	2031 /32	2032 /33	2033 /34	2034 /35	2035 /36	2036 /37	2037 /38	2038 /39	2039 /40	2040 /41	Beyond 2040/ 41		
W7	St Vincent's Centre					10																10
HB5	Land comprising Nursery Industrial Units and former Kent Ambulance Station					7	7															14
HB4	Land to the West of Thornden Wood Road						20	50	50	30												150
HB9	Former Metric Site			9																		9
HB8	Altira		10	30	27																	67
R2	Great Pett Farmyard				13																	13
R9	Land North of Popes Lane						20	50	40													110
R10	The Paddocks, Shalloak Road, Sturry					10	20	20														50
R5	Bread and Cheese Field						20	50	50	30												150
R6	Land at Hersden					8	10															18
R7	Land off The Hill, Littlebourne				20	50	75	75	50													270
R8	Land North of Court Hill, Littlebourne					10	20	20														50

Policy	Site	Phasing																			Total Units	
		2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31	2031 /32	2032 /33	2033 /34	2034 /35	2035 /36	2036 /37	2037 /38	2038 /39	2039 /40	2040 /41	Beyond 2040/ 41		
R12	Land west of Cooting Lane, south of Station Road					10																10
R13	Land adjacent to Valley Road, Barham					10	10															20
R14	Land at Goose Farm, Shalloak Road					10	16															26
R16	Land fronting Mayton Lane, Broad Oak				8																	8
R18	Land at Church Farm, Hoath					7	10															17
C8	Nackington Police Station					10	10															20
R15	Land at Shalloak Road					10																10
W6	Bodkin Farm						20	50	65	65	50											250
W4	Land at Brooklands Farm							50	80	120	150	150	150	150	150	90	20					1,260
C12	University of Kent								50	100	150	160	160	160	160	160	160	160	160	220		1,800
Total			10	39	68	228	471	682	730	750	730	690	690	690	670	555	410	340	320	495	8,568	

Table G.2: Older persons housing allocations

Policy	Site	Phasing																		Total Units		
		2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31	2031 /32	2032 /33	2033 /34	2034 /35	2035 /36	2036 /37	2037 /38	2038 /39	2039 /40	2040 /41		Beyond 2040/ 41	
C6	Land at Merton Park												125									125
C7	Land to the North of Hollow Lane										44											44
C19	Wincheap Commercial Area											56										56
W4	Land at Brooklands Farm										44			34								78
R7	Land off The Hill, Littlebourne							17														17
C12	University of Kent												111									111
Total								17				88	56	236	34							431