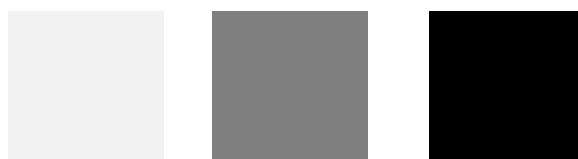


**Kent County Council
Housing Information Audit
Canterbury City Council
2013/2014 edition**

16 October 2014



Canterbury City Council Housing Information Audit

2013/14 Edition

Annual Report for the Kent Planning Officers Group
Survey date 31st March 2014

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Canterbury City Council

Housing Information Audit 2013/14

Survey date 31 March 2014

Monitoring housing land supply in Kent

The annual housing land supply study forms part of the Kent County Council Housing Information Audit (HIA). Annual reports are available for all District Authorities in the Kent County Council area. Medway Unitary Council conducts and produces its own housing land supply report. In addition to the district reports a County-wide report is produced.

The HIA is managed and co-ordinated by the KCC Business Intelligence, Research and Evaluation Team on behalf of the Kent Planning Officers Group (KPOG). It presents and maintains a series of surveys that have been undertaken since 1980. Although the nature & content of the survey has changed over the years the aim of monitoring Development Plan documents to meet dwelling requirements and contributing to the county housing strategy has not. It also provides a level of co-operation and consistency across the local authorities in Kent.

Kent local authorities are currently reconsidering their housing requirements (both supply and demand) and for the most recent information readers should check the current requirements and policy position with individual local authorities. Some Local Authorities produce an Annual Monitoring Report (AMR) in the autumn of each year which could provide a more comprehensive picture.

Introduction

Local Planning Authorities are required to assess whether they can meet the housing requirement for their area.

The National Planning Policy Framework (NPPF) requires that local planning authorities update their five year housing land supply assessment on a yearly basis. The NPPF replaces the former Planning Policy Statement 3: Housing, however, the Strategic Housing Land Availability Assessment (SHLAA) Practice Guidance (2007) remains current.

The Government has now abolished regional strategies and plans. Following this it became the responsibility of the local planning authority to determine local housing requirements based on objectively assessed needs.

However, a review of housing requirements has not yet been undertaken by all Kent local authorities and Local Plans / Core Strategies are still emerging for some districts. For the current position please contact the individual local authority in question.

Development Plan Documents

The Development Plan Documents (DPDs) are the starting point for decision making and will consist of the following:

- The Local Plan or Core Strategy which will contain strategic land use allocations and general policies.
- 'Site Specific Allocations and development management policies' which will identify other sites allocated for specific uses and set out more detailed policies for controlling development.
- Area Action Plans

The Local Plan (Formally the Core Strategy)

The Local Plan (LP) is the main strategic policy document of the DPD. It sets out the vision for the area over the next 10 to 20 years and the policies intended to enable this to be achieved.

There are a number of formal stages in the process of producing the Local Plan / Core Strategy, each governed by legal regulations.

The Key Stages are set out below. However for reference they can be summarised as:

- Evidence gathering, consideration of options and issues.
- The chosen option
- The formal submission to the Secretary of State
- The Public Examination

The 5 year land supply

The NPPF (paragraph 47) states that local planning authorities should identify a five-year supply of deliverable housing sites against their housing requirements and should include an additional 'buffer' of 5% or 20% to ensure choice and competition in the market for land (moved forward from later in the Plan period).

The buffer is to be 5% in normal situations, or 20% if a local authority has persistently under-delivered on housing in the past. The buffer will consist of sites brought forward from later in the plan period, so the overall housing requirement remains the same over the duration of the plan. The impact of the buffer is that the five year supply now must be able to demonstrably meet a 105% requirement within the first 5 years. This document does not attempt to identify the 5% and 20% buffer sites.

The NPPF (paragraph 48) states that local planning authorities may include an allowance for windfall sites in the five year supply subject to:

- Compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.
- The allowance being realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends where applicable.
- The allowance should not include residential garden land.

The purpose of a windfall allowance is to account for housing development on sites where it is not possible to identify sites in advance. Note that the Canterbury emerging Local Plan (Draft June 2014) contains a windfall allowance of 138 dwellings per annum.

Strategic Housing Land Availability Assessment (SHLAA) sites that are realistically expected to be delivered within 5 years and meet the NPPF criteria of: available now, suitable and deliverable, can be included in the five year housing land supply calculation at the districts' discretion. This authority has not included any unallocated SHLAA sites in assessing its housing land supply.

Land supply years 6 to 10 and 11 to 15

Paragraph 47 of the NPPF also includes a reference to identifying a supply of specific developable sites or broad locations for years 6-10 and where possible for years 11-15. It anticipates the local authority will illustrate the expected rate of housing delivery through a housing trajectory for the plan period.

Implementation of the NPPF

The NPPF (Paragraph 213) says 'Plans may, therefore, need to be revised to take into account the policies in the NPPF. This should be progressed as quickly as possible, either through a partial review or by preparing a new plan'.

The NPPF (Paragraph 215) states 'in other cases, due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework'.

The NPPF (Paragraph 216) says. From the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:

- The stage of preparation
- The extent to which there are unresolved objections
- The degree of consistency of relevant policies in the emerging plan to the policies in the NPPF.

District Requirement (Local Plan Draft June 2014)

- The policy requirement for the 20 year period 2011/12 to 2030/31 is for 15,600 new dwellings
- This is an average of 780 dwellings a year.

Dwelling completions (Tables 1 and 2)

- The total number of dwellings completed in this district on all sites in the year ending 31st March 2014 was 475 (net) units. This brings the total number of dwelling completions since the beginning of the plan period to 1,624 (net) and results in a 3 year annual average completion rate of 541 (net) units.
- In order to meet the Districts Core Strategy requirement of 15,600 dwellings by 2030/31 a further 13,976 (net) dwellings are required to be built during the next 17 years; an average of 822 (net) dwellings a year.

5 year Housing Land Supply (Table 2)

- In accordance with national planning guidance (NPPF) this document considers only available, deliverable and developable sites for years 1-5.

Housing Land Supply in relation to the Local Plan (Draft June 2014) requirement (Tables 2, 3 and 4)

- The total estimated residential land supply identified for the remaining 17 years of the period 2014/15-2030/31 for the district is 14,606 units (excluding any 'not phased' units).
- The residual requirement for the 17 years 2014-2031 is 13,976 units, compared to the estimated land supply of 14,606 units for the same period. This results in 630 units more than the Districts' Core Strategy requirement.

Housing Trajectory (Tables 3 and 4)

- The results of the HIA 2013/14, when added to the completions since the beginning of the plan period, show that at 31st March 2014 the district had recorded an undersupply of 717 units compared to the Local Plan (Draft June 2014) requirement for the period to date.
- However, readers should be aware that given current estimates of land including 'windfalls', deliverable SHLAA sites and constructive progress towards large sites the district is optimistic that housing completions will increase towards the middle and end of the plan period.

District Housing Land Supply information 2014/15

Local Authority:	Canterbury City Council	
Status of the Local Plan as at 1st April: (Adopted, emerging, consultation, Reg 18 etc)	Local Plan (Draft June 2014) <i>Emerging Plan 2011/12 base</i>	
Start/End year for Local Plan:	Start: April 2011	End: March 2031
The number of 'emerging' neighbourhood plans in the district ?	0	
They are:	Not Applicable	

5 year Estimated Housing Land Supply (Available, Suitable and Deliverable)

	2014/15	2015/16	2016/17	2017/18	2018/19	Total
<i>Not started</i>	<i>na</i>	<i>na</i>	<i>na</i>	<i>na</i>	<i>na</i>	0
<i>Under construction</i>	<i>na</i>	<i>na</i>	<i>na</i>	<i>na</i>	<i>na</i>	0
Total NS and UC (units) (Extant sites)	302	365	166	71	0	904
Allocated site(s) units	0	469	789	1,318	1,075	3,651
SHLAA site(s) units	0	0	0	0	0	0
Other identified sites	0	0	0	0	0	0
Windfall allowance units	138	138	138	138	138	690
Land Use C2 sites	0	0	0	0	0	0
Total	440	972	1,093	1,527	1,213	5,245
Annual residual requirement*	822	822	822	822	822	4,110
Surplus or Shortfall (-)	-382	150	271	705	391	1,135
Supply as % of requirement	53.53	118.25	132.97	185.77	147.57	127.62
Supply shortfall after 5 years (%) (note: minus indicates over supply)						-27.62
Number of years supply in first 5 years (total supply / annual requirement)						6.38

* In this table an allowance has been made for delivery in previous years.

Within the 5 year supply :

Have Allocated sites passed the available / achievable / developable / viable requirement?	Y or N
Have Extant sites passed the available / achievable / developable / viable requirement?	Y
Have Windfall sites passed the available / achievable / developable / viable requirement?	N/A
Have Other sites passed the available / achievable / developable / viable requirement?	N/A
Have SHLAA sites passed the available / achievable / developable / viable requirement?	N/A

Updating housing calculations using the Liverpool and Sedgefield methods

The NPPF directs that the housing supply calculation should be updated annually. The Department for Communities and Local Government research document, Land Supply Assessment Checks, May 2009 uses case studies from Liverpool and Sedgefield about how these authorities calculated housing figures. It highlights Liverpool and Sedgefield as being "good examples" for calculating historic undersupply of housing in a "clear and transparent manner".

Canterbury district does not currently have an undersupply of housing land supply; consequently this calculation is not presented in this document.

Table 1

PROVISIONAL As at 3/10/2014

Kent: Dwelling Completions (net) all sites

Source: KCC Housing Information Audit

	Ashford	Canterbury	Dartford	Dover	Gravesham	Maidstone	Medway	Sevenoaks	Shepway	Swale	Thanet	Tonbridge & Malling	Tunbridge Wells	Kent and Medway	KCC area	1 year % change
All sites																
1981/82	574	381	78	143	56	354	561	80	155	150	93	414	284	3,323	2,762	
1982/83	728	636	100	304	309	839	748	378	375	213	497	570	258	5,955	5,207	
1983/84	385	574	202	359	211	289	869	183	456	295	320	677	269	5,089	4,220	
1984/85	538	904	287	413	372	541	1108	764	587	656	320	559	676	7,725	6,617	
1985/86	415	572	313	337	335	595	956	623	404	540	434	502	349	6,375	5,419	
1986/87	349	704	165	337	351	1247	1041	505	572	859	720	750	235	7,835	6,794	
1987/88	297	430	198	173	46	591	754	370	408	911	357	645	387	5,567	4,813	
1988/89	1125	1000	714	896	514	1719	1906	251	1316	1129	642	507	761	12,480	10,574	
1989/90	510	562	493	473	491	499	1330	501	485	597	474	510	886	7,811	6,481	
1990/91	479	142	304	443	62	376	377	188	145	341	856	323	255	4,291	3,914	
1991/92	374	510	1042	546	111	339	825	294	239	439	400	317	406	5,842	5,017	28.18
1992/93	286	205	344	325	182	333	769	130	727	407	594	371	191	4,864	4,095	-18.38
1993/94	318	314	390	301	227	336	669	227	292	432	495	347	182	4,530	3,861	-5.71
1994/95	760	506	418	284	185	599	562	142	321	308	327	495	382	5,289	4,727	22.43
1995/96	579	383	221	363	178	401	628	231	305	511	234	450	292	4,776	4,148	-12.25
1996/97	396	521	246	222	59	398	609	477	278	293	244	304	311	4,357	3,749	-9.62
1997/98	467	489	556	204	95	444	702	439	281	321	366	417	317	5,098	4,396	17.26
1998/99	707	610	368	276	103	262	698	-14	486	705	268	414	308	5,191	4,493	2.21
1999/00	725	540	182	212	81	755	719	285	513	576	286	346	274	5,494	4,775	6.28
2000/01	941	615	86	23	61	416	678	183	354	654	297	273	247	4,828	4,150	-13.09
2001/02	753	501	322	459	137	722	603	199	410	659	367	337	222	5,691	5,088	22.60
2002/03	728	305	646	177	137	444	676	143	400	568	334	589	376	5,521	4,847	-4.74
2003/04	910	377	622	284	209	381	735	186	369	570	416	378	331	5,768	5,033	3.84
2004/05	962	775	625	329	464	816	646	224	376	375	441	977	377	7,387	6,741	33.94
2005/06	590	532	184	434	274	758	530	468	753	854	365	734	259	6,735	6,205	-7.95
2006/07	359	638	659	327	305	714	591	141	146	835	651	850	515	6,731	6,140	-1.05
2007/08	566	1284	603	342	235	992	761	261	402	767	606	839	517	8,175	7,414	20.75
2008/09	536	965	610	269	436	441	914	290	562	494	726	889	411	7,543	6,629	-10.59
2009/10	501	305	152	262	187	581	972	213	180	709	520	372	104	5,058	4,086	-38.36
2010/11	555	361	362	201	185	649	657	281	132	433	889	351	315	5,371	4,714	15.37
2011/12	633	624	323	227	177	873	809	174	207	484	320	444	212	5,507	4,698	-0.34
2012/13	284	525	422	228	401	630	565	141	206	291	194	390	-5	4,272	3,707	-21.09
2013/14	137	475	602	193	80	412	380	224	90	336	311	500	-16	3,724	3,344	-9.79
Annual Averages to 2013/14 (most recent full year)																
5yr ave	422	458	372	222	206	629	677	207	163	451	447	411	122	4,786	4,110	
10yr ave	512	648	454	281	274	687	683	242	305	558	502	635	269	6,050	5,368	

Note: 2013/14 Medway, Gravesham, Shepway, Tonbridge & Malling completions from DCLG

Table 2

14 October 2014

**Canterbury City Council: Housing land supply as at 31st March 2014
Canterbury Local Plan Publication (Draft June 2014)**

Note: Canterbury District is preparing a new Local Plan going forward to 2030/31
Source: KCC Annual Housing Information Audit (HIA) at 31st March 2014

Canterbury Requirement 2011/12 to 2030/31	
Canterbury district annual requirement is for 780 dwellings	
	Dwellings
2011/12 - 2015/16 (5 years)	3,900
2016/17 - 2020/21 (5 years)	3,900
2021/22 - 2025/26 (5 years)	3,900
2026/27 - 2030/31 (5 years)	3,900
Total Canterbury requirement 2011/12 - 2030/31 (20 years)	15,600

Dwelling Completions 2011/12 to current year	
Completions (net) April 2011 to March 2013 (previous 2 years)	1,149
Completions (net) 1st April 2013 to 31st March 2014 (ie current year)	475
Completions total (net) April 2011 to March 2014 (3 years)	1,624

Requirement v completions	
Canterbury Plan requirement 2011/12 to 2013/14 (3 years)	2,340
Canterbury District completions from April 2011 to March 2014 (3 years)	1,624
Surplus/shortfall (-) to date (3 years)	-716
Canterbury residual requirement 2014/31 (17 years)	13,976
Annual average required up to 2030/31 (17 years)	822

Total estimated land supply (dwellings)					
Land supply year phased	Allocated sites	Other Identified sites	Extant sites	Windfalls & other sites	Total land supply (gross)
2014/15	0	0	302	138	440
2015/16	469	0	365	138	972
2016/17	789	0	166	138	1,093
2017/18	1,318	0	71	138	1,527
2018/19	1,075	0	0	138	1,213
2019/20	599	0	0	138	737
2020/21	599	0	0	138	737
2021/22	599	0	0	138	737
2022/23	599	0	0	138	737
2023/24	599	0	0	138	737
2024/25	582	0	0	138	720
2025/26	582	0	0	138	720
2026/27	582	0	0	138	720
2027/28	582	0	0	138	720
2028/29	582	0	0	138	720
2029/30	900	0	0	138	1,038
2030/31	900	0	0	138	1,038
Beyond 2030/31	0	0	0	0	0
Not phased units	0	0	0	0	0
Total units to 2030/31	11,356	0	904	2,346	14,606

The broken line at 2025/26 indicates the end date of the adopted Local Plan 2006/07 to 2025/26

5 year supply 2014/15 to 2018/19	3,651	0	904	690	5,245
5 year supply 2019/20 to 2023/24	2,995	0	0	690	3,685

5 year dwelling requirement v estimated residential land supply	
Estimated 5 year land supply 2014/15 to 2018/19	5,245
Canterbury 5 year requirement 2014/15 to 2018/19*	3,900
5 year surplus or shortfall (-)	1,345

Details of individual land supply sites are available from Canterbury City Council

* No allowance made for previous dwelling completions

Table 3

14 October 2014

**Canterbury district housing land supply at 2013/14
Requirement v Supply
Local Plan (Draft 2014)**

Source: KCC Housing Information Audit 2013 (Survey date 31st March 2014)

Period	Canterbury Plan Annual requirement	Canterbury Plan Annual requirement (cumulative)	Actual Completions (net) (From Table 1)	Land supply estimate (From Table 2)	Completions (net) and land supply cumulative	Residual requirement (Minus = < requirement)	Status
2011/12	780	780	624	0	624	-156	Actual
2012/13	780	1,560	524	0	1,148	-412	Actual
2013/14	780	2,340	475	0	1,623	-717	Actual
2014/15	780	3,120	0	440	2,063	-1,057	Projected
2015/16	780	3,900	0	972	3,035	-865	Projected
2016/17	780	4,680	0	1,093	4,128	-552	Projected
2017/18	780	5,460	0	1,527	5,655	195	Projected
2018/19	780	6,240	0	1,213	6,868	628	Projected
2019/20	780	7,020	0	737	7,605	585	Projected
2020/21	780	7,800	0	737	8,342	542	Projected
2021/22	780	8,580	0	737	9,079	499	Projected
2022/23	780	9,360	0	737	9,816	456	Projected
2023/24	780	10,140	0	737	10,553	413	Projected
2024/25	780	10,920	0	720	11,273	353	Projected
2025/26	780	11,700	0	720	11,993	293	Projected
2026/27	780	12,480	0	720	12,713	233	Projected
2027/28	780	13,260	0	720	13,433	173	Projected
2028/29	780	14,040	0	720	14,153	113	Projected
2029/30	780	14,820	0	1,038	15,191	371	Projected
2030/31	780	15,600	0	1,038	16,229	629	Projected
	15,600		1,623	14,606	16,229		

Note: The broken line at 2025/26 indicates the end date of the adopted Local Plan

Figure 3a (accompanying table 3)

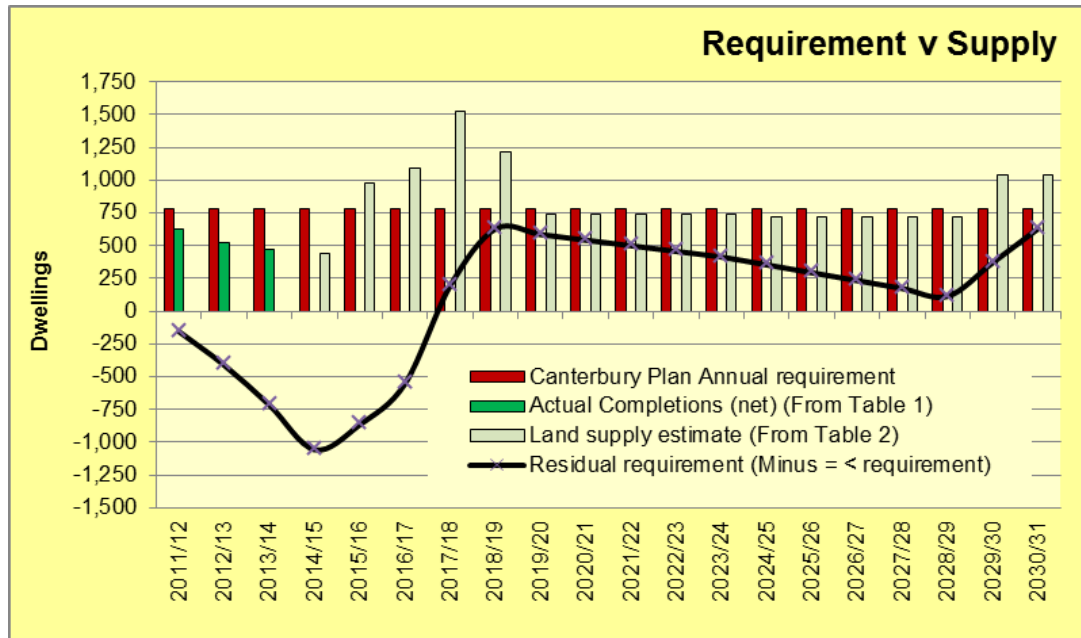


Figure 3b (accompanying table 3)

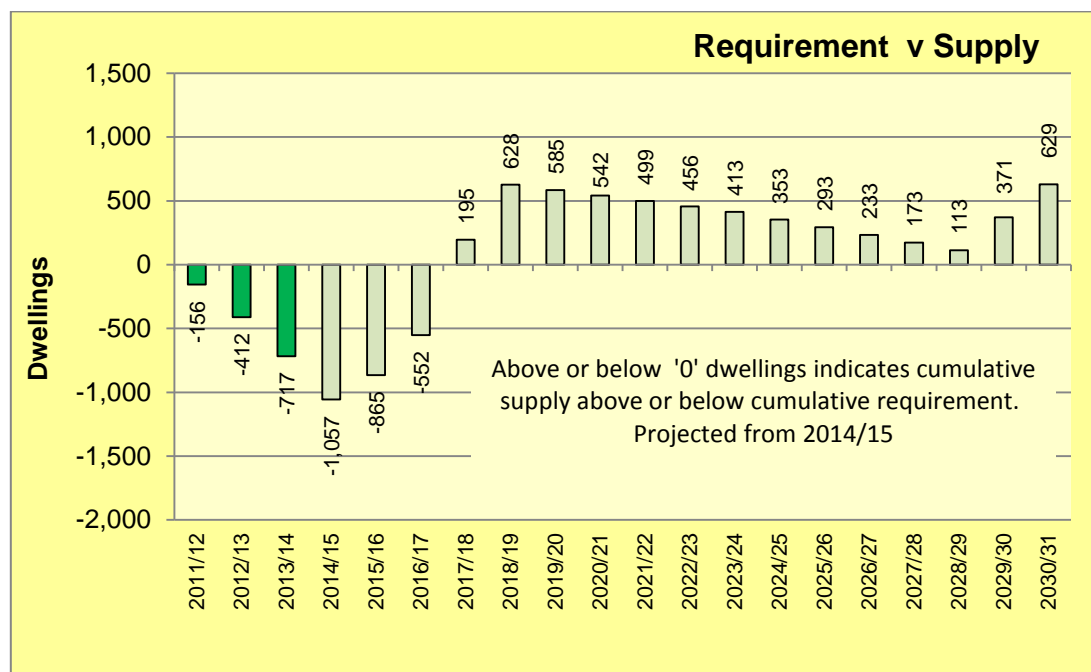


Table 4

14 October 2014

Canterbury district housing land supply at 2013/14
Housing trajectory
Local Plan (Draft 2014)

Source: KCC Housing Information Audit 2013 (Survey date 31st March 2014)

Period	Canterbury Plan Annual requirement	Canterbury Plan Annual requirement (cumulative)	Actual Completions (net) (From Table 1)	Land supply estimate (From Table 2)	Completions (net) and land supply cumulative	Residual requirement (Minus = < requirement)	Completions remaining to meet requirement	Years remaining on plan	Build in remaining years to meet requirement	Status
2011/12	780	780	624	0	624	-156	14,976	19	788	Actual
2012/13	780	1,560	524	0	1,148	-412	14,452	18	803	Actual
2013/14	780	2,340	475	0	1,623	-717	13,977	17	822	Actual
2014/15	780	3,120	0	440	2,063	-1,057	13,537	16	846	Projected
2015/16	780	3,900	0	972	3,035	-865	12,565	15	838	Projected
2016/17	780	4,680	0	1,093	4,128	-552	11,472	14	819	Projected
2017/18	780	5,460	0	1,527	5,655	195	9,945	13	765	Projected
2018/19	780	6,240	0	1,213	6,868	628	8,732	12	728	Projected
2019/20	780	7,020	0	737	7,605	585	7,995	11	727	Projected
2020/21	780	7,800	0	737	8,342	542	7,258	10	726	Projected
2021/22	780	8,580	0	737	9,079	499	6,521	9	725	Projected
2022/23	780	9,360	0	737	9,816	456	5,784	8	723	Projected
2023/24	780	10,140	0	737	10,553	413	5,047	7	721	Projected
2024/25	780	10,920	0	720	11,273	353	4,327	6	721	Projected
2025/26	780	11,700	0	720	11,993	293	3,607	5	721	Projected
2026/27	780	12,480	0	720	12,713	233	2,887	4	722	Projected
2027/28	780	13,260	0	720	13,433	173	2,167	3	722	Projected
2028/29	780	14,040	0	720	14,153	113	1,447	2	724	Projected
2029/30	780	14,820	0	1,038	15,191	371	409	1	409	Projected
2030/31	780	15,600	0	1,038	16,229	629	-629	0		Projected
	15,600		1,623	14,606						
				16,229						

Note: The broken line at 2025/26 indicates the end date of the adopted Local Plan

Figure 4a (accompanying table 4)

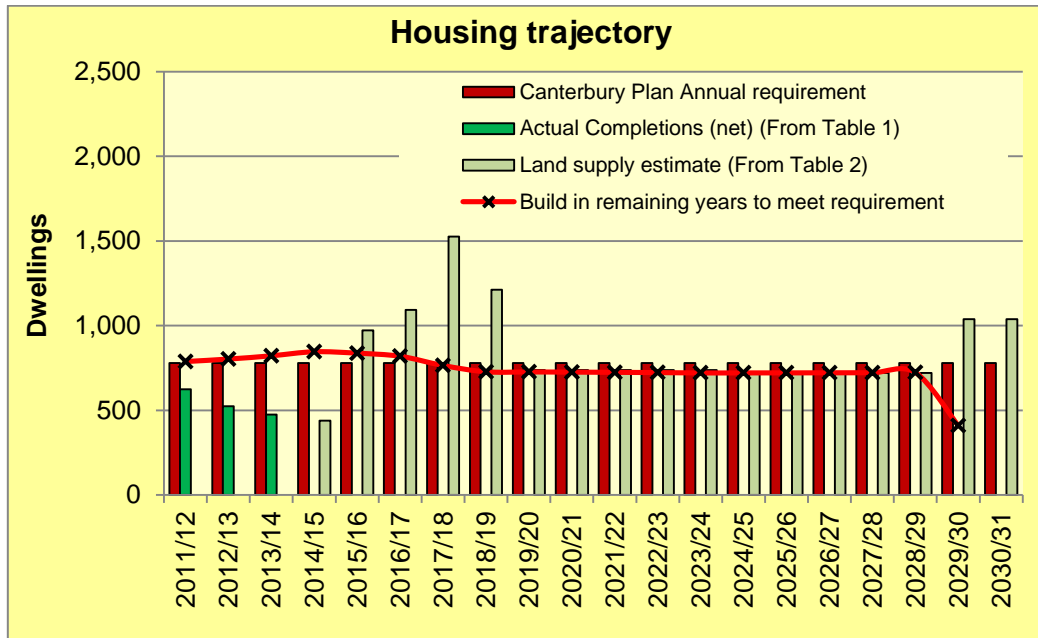


Figure 4b (accompanying table 4)

