

Canterbury City Council
Commercial Information Audit
Statistical report 2013/2014
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Commercial Information Audit 2013/14
Kent County Council

Commercial Land Use Monitoring Summary Report 2013/14

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Introduction to Commercial Land Use Monitoring

This document gives a brief summary of the main data and components of the Commercial monitoring survey. Additional information is available. If you require supplementary in depth information please contact Kent County Council or the local District Council.

The annual survey is undertaken jointly by County and Local Authority officers. All commercial sites with a planning permission valid until 31st March are visited and an assessment is then made of the stage of development; complete, under-construction or unimplemented, and this is recorded into a database for commercial land monitoring.

Commercial Land Use monitoring in Kent (KCC area) is part of the Commercial Information Audit (CIA). Note Medway Unitary Authority was established on 1st April 1998 from Rochester upon Medway and Gillingham Local Authorities and now conducts its own monitoring survey and publishes an annual report. The Kent (KCC area) CIA grew out of what was the County's Employment Land System (ELS).

Originally land use monitoring was to monitor the effectiveness of Structure Plan policies and to assist town planners and researchers when considering planning applications. Monitoring also helped consultants and developers identify sites for investment and opportunity. The Kent and Medway Structure Plan was superseded in July 2009 by the South East Plan when monitoring results were sent annually to the Region. In May 2010 the government abolished the Regional Partnership Board, although parts of the South East Plan remain valid until local authorities develop their own strategy, based upon the National Planning Policy Framework (NPPF).

The results are used by local authorities in Annual Monitoring Reports, Local Development Frameworks, establishing type of employment need, as well as forming the basis for formal employment land surveys.

In future years allocated sites will gradually be replaced by Strategic Employment Land Availability Assessments (SELAA)

In May 2013 amendments were made to the Town and Country Planning (General Permitted Development) Order.

See: Statutory instruments http://www.legislation.gov.uk/uksi/2013/1101/pdfs/uksi_20131101_en.pdf

To capture the relevant permitted change of use data, prior approval and prior notification applications are now being recorded for commercial monitoring purposes.

This document is not an **Employment Land Review (ELR)**. Annual Monitoring Reports (AMRs) produced by individual Local Authorities assess progress in implementing **Local Development Documents** and how successfully policies are being implemented. Users should contact individual Local Authorities to obtain the latest position regarding progress and content of individual ELR's.

It is important to note that some district councils may also maintain their own monitoring systems and prepare monitoring reports covering aspects of commercial land supply. Definitions applied and land supply sources included in the district reports may vary from those applied in this study.

Commercial Land Use Survey - Methodology

Originally monitoring covered employment sites permitted for B1-B8 land uses. These uses were surveyed in order to monitor whether levels of development were meeting development plan targets. In 2007/08 monitoring procedures were expanded to include commercial sites as well as employment sites. This means that instead of only monitoring land uses B1, B2 and B8 (Offices and light industry, general industry and storage/distribution), gains and losses of commercial units such as shops (A1), financial and professional services (A2), hotels (C1), Residential Institutions (C2), Non Residential Institutions (D1) and Assembly and leisure (D2) are now included in the annual survey. In 2011/12 floorspace recorded as Sui Generis was included for the first time. See page 5 for definitions of all the Land Use Classes.

Methodology and data capture in Kent has changed several times over the years. The methodology underlying the capture of data underwent a major change after 1990/91 and earlier records are limited in content and should be treated with caution, especially if building a time series. Another major change was when records were computerised and more recently when the Regional Assembly required land use monitoring for the South East Plan. A more sophisticated methodology was established in 2007/08 when the requirement for the additional land use classes was included. In 2009/10 following a review of resources and requirements, the monitoring procedures and outputs were revised and restructured using different software.

Documentation of the very early surveys is no longer available. The earliest paper copies that are still available give a limited amount of information from 1986/87

Planning Permission types definitions and glossary

Full permission – development can take place at anytime within 3 years from the date the permission was granted. If development does not begin within 3 years the permission will expire.

Outline permission – a general proposal for development with no or incomplete details. Development cannot take place until the full details are submitted and approved. Detailed applications must be submitted within 3 years from the date of the outline permission. If details are not approved within 3 years the permission will normally expire.

Reserved Matters – full details further to an outline permission, which can be submitted in stages and remain valid for 2 years after the expiry date of the outline, or grant of the last reserved matters, whichever is the longer. Details may be required for building materials, design, siting, landscaping or access.

Renewal – if a planning permission is about to expire it can be renewed to allow a further period of time for the development to take place. This involves submission of a further full or outline permission.

Variation of Condition – planning permission is often given with conditions and it is possible to apply for a variation of any of these. A variation of condition application can also be made to extend the time period for development to commence.

Allocation – Land identified by the Local Authority as being suitable for future development but does not currently have a planning permission.

Extant – A site that has a current planning permission which is either not started or under construction.

Pending Losses – A planning permission with an element of floorspace that will be lost. The floorspace can be lost by a change of use to another use class, redeveloped as housing/retail/leisure or a demolition of a building or part of a building. It is possible the loss may only form part of the planning permission.

Permitted Development Rights – A type of planning permission which allows certain building works and changes of use to be carried out without having to make a planning application. Permitted development rights are subject to conditions and limitations to control impact and to protect local amenity.

For further information follow the web link on page 2 of this report.

Use Classes Order (Brief general definitions)

Source: Planning Portal (<http://www.planningportal.gov.uk>)

Land Use Classes for England are set out in the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.

- **A1 Shops** - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners and funeral directors.
- **A2 Financial and professional services** - Banks, building societies, estate and employment agencies, professional and financial services and betting offices.
- **A3 Restaurants and cafés** - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
- **A4 Drinking establishments** - Public houses, wine bars or other drinking establishments (but not night clubs).
- **A5 Hot food takeaways** - For the sale of hot food for consumption off the premises.

- **B1, B1a, B1b and B1c Business** - Offices, research and development, light industry appropriate in a residential area.
- **B2 General industrial**
- **B3-B7 Special Industrial Groups**
- **B8 Storage or distribution** - This class includes open air storage.

- **C1 Hotels** - Hotels, boarding and guest houses where no significant element of care is provided.
- **C2 Residential institutions** - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
- **C2A Secure Residential Institution** - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
- **C3 Dwelling houses** - Family houses, or houses occupied by up to six residents living together as a single household, including a household where care is provided for residents.

- **D1 Non-residential institutions** - Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries, museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.
- **D2 Assembly and leisure** - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or sports arenas (except for motor sports, or where firearms are used).

- **Sui Generis** - Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres. Casinos. Theatres, scrap yards.

Table 1A:
Allocated Sites (net residual) 2013/2014
Amount of floorspace still available for development (m²)

Development Plan Allocations

| Canterbury District Local Plan | | | Adopted (2006) | | | | | | | | | | | | | Canterbury | | | |
|--------------------------------|------------------|-----------------------------|----------------|----|----|----|----|----|--------|-----|-----|--------|----|--------|---------|------------|----|----|----|
| Site Reference | Policy Reference | Site Name | Settlement | A1 | A2 | A3 | A4 | A5 | B1a | B1b | B1c | Mixed | | Mixed | | C1 | C2 | D1 | D2 |
| | | | | | | | | | | | | B1 | B2 | B8 | B1-B8 | | | | |
| CA_EMP01/ | CA.EMP1 | Eddington Lane South | HERNE BAY | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,045 | 0 | 3,045 | 0 | 0 | 0 | 0 | 0 |
| CA_EMP01E | CA.EMP1 | Eddington Lane South | HERNE BAY | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,722 | 0 | 5,723 | 0 | 0 | 0 | 0 | 0 |
| CA_EMP01C | CA.EMP1 | Eddington Lane North | HERNE BAY | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,000 | 0 | 4,000 | 0 | 0 | 0 | 0 | 0 |
| CA_EMP01L | CA.EMP1 | Eddington Lane | HERNE BAY | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,092 | 0 | 1,153 | 0 | 0 | 0 | 0 | 0 |
| CA_EMP02 | CA.EMP1 | Vauxhall Road | CANTERBURY | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,502 | 0 | 2,503 | 0 | 0 | 0 | 0 | 0 |
| CA_EMP03 | CA.EMP1 | Station Road West | CANTERBURY | 0 | 0 | 0 | 0 | 0 | 1,470 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| CA_EMP04 | CA.EMP1 | Highland Court, Bridge | CANTERBURY | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10,487 | 0 | 0 | 0 | 0 |
| CA_EMP05 | CA.EMP1 | St Andrews Close | CANTERBURY | 0 | 0 | 0 | 0 | 0 | 235 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| CA_EMP06/ | CA.EMP1 | Altira Business Park | HERNE BAY | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 39,375 | 0 | 0 | 0 | 0 |
| CA_EMP06E | CA.EMP1 | Altira Business Park | HERNE BAY | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,551 | 0 | 0 | 0 | 0 |
| CA_EMP06C | CA.EMP1 | Altira Business Park | HERNE BAY | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,612 | 0 | 0 | 0 | 0 |
| CA_EMP07 | CA.EMP1 | Hillborough Business Park | HERNE BAY | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,750 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| CA_EMP08 | CA.EMP1 | Business Innovation Centre, | CANTERBURY | 0 | 0 | 0 | 0 | 0 | 12,075 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| CA_EMP09/ | CA.EMP1 | Wraik Hill | WHITSTABLE | 0 | 0 | 0 | 0 | 0 | 8,865 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| CA_EMP09E | CA.EMP1 | Wraik Hill | WHITSTABLE | 0 | 0 | 0 | 0 | 0 | 2,500 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| CA_EMP10 | CA.EMP1 | Joseph Wilson | WHITSTABLE | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8,908 | 0 | 0 | 0 | 0 |
| CA_EMP11 | CA.EMP1 | Sturry Road | CANTERBURY | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7,000 | 0 | 0 | 0 | 0 |
| CA_SP3 01 | CA.SP3 | Land South of Canterbury | CANTERBURY | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 70,000 | 0 | 0 | 0 | 0 |
| CA_SP3 02 | CA.SP3 | Herne Bay Golf Course | HERNE BAY | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,500 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| CA_SP3 03 | CA.SP3 | Land North of Hersden | CANTERBURY | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,500 | 0 | 0 | 0 | 0 |
| Net Residual | | | | 0 | 0 | 0 | 0 | 0 | 25,145 | 0 | 0 | 20,611 | 0 | 16,424 | 143,433 | 0 | 0 | 0 | 0 |

**Table 1B:
Summary of Floorspace (m²) Allocated (gross) 2013/2014**

Development Plan Allocations

| Canterbury District Local Plan | Adopted (2006) | | | | | | | | | | | | | Canterbury | | |
|--------------------------------|----------------|----------|----------|----------|----------|---------------|----------|----------|---------------|----------|---------------|----------------|----------|------------|------------|------------|
| Summary Totals | | | | | | | | | | Mixed | | Mixed | | | | |
| | A1 | A2 | A3 | A4 | A5 | B1a | B1b | B1c | B1 | B2 | B8 | B1-B8 | C1 | C2 | D1 | D2 |
| Total fsp (gain) | 0 | 0 | 0 | 0 | 0 | 25,145 | 0 | 0 | 21,391 | 0 | 17,144 | 144,041 | 0 | 0 | 320 | 321 |
| on permissions | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 780 | 0 | 720 | 608 | 0 | 0 | 0 | 0 |
| residual | 0 | 0 | 0 | 0 | 0 | 25,145 | 0 | 0 | 20,611 | 0 | 16,424 | 143,433 | 0 | 0 | 320 | 321 |
| Total fsp (loss) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| on permissions | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| residual | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Net Residual | 0 | 0 | 0 | 0 | 0 | 25,145 | 0 | 0 | 20,611 | 0 | 16,424 | 143,433 | 0 | 0 | 320 | 321 |

- Statistics are derived from the Commercial Information Audit, which is conducted annually by KCC and the Kent Districts
- Values stated indicate floorspace (measured in sq.m.) **except for C1 and C2, which are measured in number of bedrooms**
- Estimated floorspace based on ratio of 3,500m²/ha
- Values indicate the status of allocated sites on 31/03/2014
- Details of individual sites are available on request
- **These figures have been produced based upon information from Canterbury City Council but have not been verified**

Table 2A:
Summary of Floorspace (m²) Permitted 2013/2014
 (Complete, Under Construction, Not Started)

CIA 2013/14 Summary
 Canterbury

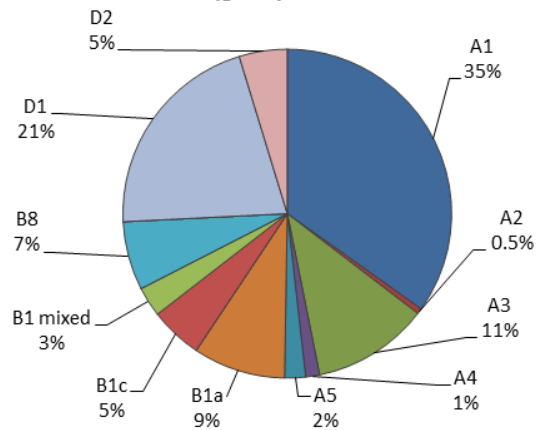
| | A1 | A2 | A3 | A4 | A5 | B1a | B1b | B1c | B1 mixed | B2 | B8 | B1-B8 mixed | C1 | C2 | D1 | D2 | Generis | Suis | Canterbury Total (excluding C1, C2 & SG) |
|-------------------------|--------------|---------------|--------------|---------------|------------|---------------|------------|---------------|------------|---------------|---------------|----------------|------------|------------|---------------|--------------|--------------|------|---|
| Gain complete | 4,430 | 70 | 1,457 | 174 | 261 | 1,155 | 0 | 657 | 375 | 0 | 858 | 0 | 120 | 16 | 2,678 | 601 | 883 | | 12,716 |
| Gain under construction | 408 | 15 | 1,297 | 1,176 | 67 | 1,952 | 0 | 0 | 0 | 0 | 0 | 0 | 93 | 127 | 4,188 | 1,609 | 0 | | 10,712 |
| Gain not started | 2,481 | 0 | 995 | 331 | 150 | 8,658 | 958 | 50,903 | 0 | 20,523 | 33,481 | 11,931 | 288 | 57 | 11,485 | 3,508 | 6,086 | | 145,404 |
| Gains (gross) | 7,319 | 85 | 3,749 | 1,681 | 478 | 11,765 | 958 | 51,560 | 375 | 20,523 | 34,339 | 11,931 | 501 | 200 | 18,351 | 5,718 | 6,969 | | 168,832 |
| Loss complete | 2,139 | 392 | 321 | 3,453 | 16 | 2,568 | 0 | 438 | 0 | 437 | 319 | 0 | 86 | 0 | 1,049 | 961 | 584 | | 12,093 |
| Loss not started | 1,771 | 908 | 0 | 317 | 0 | 3,427 | 0 | 8,344 | 0 | 6,743 | 677 | 0 | 36 | 11 | 1,683 | 0 | 824 | | 23,870 |
| Losses (gross) | 3,910 | 1,300 | 321 | 3,770 | 16 | 5,995 | 0 | 8,782 | 0 | 7,180 | 996 | 0 | 122 | 11 | 2,732 | 961 | 1,408 | | 35,963 |
| Net change | 3,409 | -1,215 | 3,428 | -2,089 | 462 | 5,770 | 958 | 42,778 | 375 | 13,343 | 33,343 | 11,931 | 379 | 189 | 15,619 | 4,757 | 5,561 | | 132,869 |
| Expired (net) | -34 | 0 | 253 | 0 | 0 | 721 | 0 | -189 | 0 | 74 | -375 | 0 | 29 | 24 | 975 | 6,119 | 0 | | 7,544 |
| Superseded (net) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -65 | 0 | 0 | 0 | 0 | 80 | 0 | -147 | 0 | 0 | | -212 |

- Statistics are derived from the Commercial Information Audit, which is conducted annually by KCC and the Kent Districts
- Values stated indicate floorspace (measured in sq.m.) **except for C1 and C2, which are measured in number of bedrooms**
- Details of individual sites are available on request

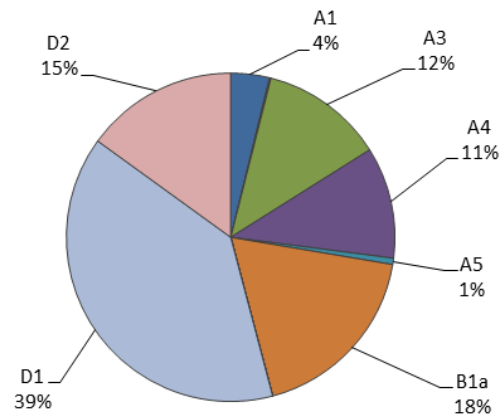
Table 2B:
Summary of Floorspace (m²) Permitted 2013/2014
 (Complete, Under Construction, Not Started)

| Canterbury | Gains (gross) | | Canterbury | Losses (gross) | |
|--|----------------------|---------------|--|-----------------------|---------------|
| Commercial Floorspace (A1-B8 & D1-D2) | sq.m. | % | Commercial Floorspace (A1-B8 & D1-D2) | sq.m. | % |
| Complete 2013/14 | 12,716 | 7.53 | Complete 2013/14 | 12,093 | 33.63 |
| Under construction 2013/14 | 10,712 | 6.34 | | | |
| Not started 2013/14 | 145,404 | 86.12 | Not started 2013/14 | 23,870 | 66.37 |
| Total | 168,832 | 100.00 | Total | 35,963 | 100.00 |
| Floorspace (B1-B8) | sq.m. | % | Floorspace (B1-B8) | sq.m. | % |
| Complete 2013/14 | 3,045 | 2.32 | Complete 2013/14 | 3,762 | 16.39 |
| Under construction 2013/14 | 1,952 | 1.48 | | | |
| Not started 2013/14 | 126,454 | 96.20 | Not started 2013/14 | 19,191 | 83.61 |
| Total | 131,451 | 100.00 | Total | 22,953 | 100.00 |
| Floorspace (A1-A5) | sq.m. | % | Floorspace (A1-A5) | sq.m. | % |
| Complete 2013/14 | 6,392 | 48.02 | Complete 2013/14 | 6,321 | 67.84 |
| Under construction 2013/14 | 2,963 | 22.26 | | | |
| Not started 2013/14 | 3,957 | 29.73 | Not started 2013/14 | 2,996 | 32.16 |
| Total | 13,312 | 100.00 | Total | 9,317 | 100.00 |
| Floorspace (D1-D2) | sq.m. | % | Floorspace (D1-D2) | sq.m. | % |
| Complete 2013/14 | 3,279 | 13.62 | Complete 2013/14 | 2,010 | 54.43 |
| Under construction 2013/14 | 5,797 | 24.08 | | | |
| Not started 2013/14 | 14,993 | 62.29 | Not started 2013/14 | 1,683 | 45.57 |
| Total | 24,069 | 100.00 | Total | 3,693 | 100.00 |

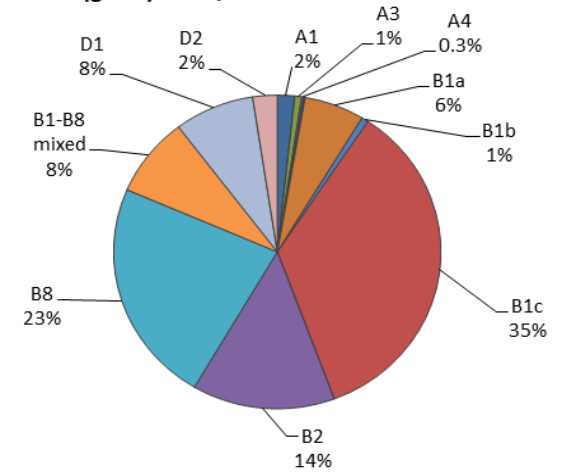
Canterbury: Floorspace completed (gross) 2013/14 as a %



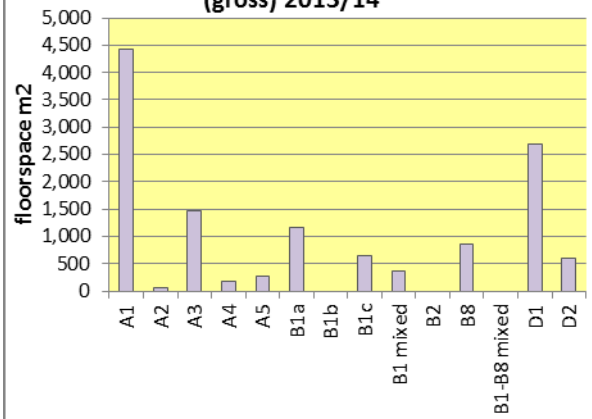
Canterbury: Floorspace under construction (gross) 2013/14 as a %



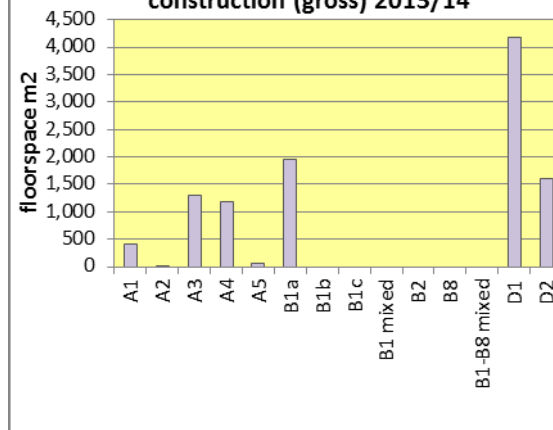
Canterbury: Floorspace not started (gross) 2013/14 as a %



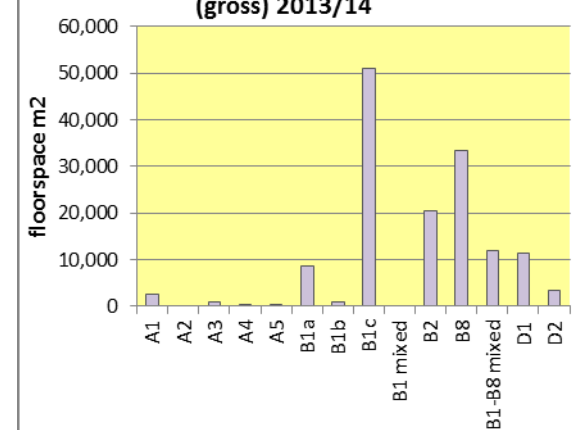
Canterbury: Floorspace completed (gross) 2013/14



Canterbury: Floorspace under construction (gross) 2013/14



Canterbury: Floorspace not started (gross) 2013/14



**Table 3:
Land Supply Summary (m²)**

CANTERBURY DISTRICT

CIA Monitoring Statistics 2013/14

| Land Supply | | Area (ha) | A2 m ² | B1a m ² | B1b m ² | B1c m ² | B1 Unable to Split | B2 m ² | B8 m ² | B1-B8 unable to Split | Total A2/B1-8 m ² | Source | |
|--------------------------|--------------------------------------|------------------------------|-------------------|--------------------|--------------------|--------------------|--------------------|-------------------|-------------------|-----------------------|------------------------------|-----------------------|--------------------------|
| Local Plan Allocations | Proposed Gains | 58.75 | 0 | 25,145 | 0 | 0 | 20,611 | 0 | 16,424 | 143,433 | 205,613 | KCC Allocations Table | |
| | Proposed Losses | 0.00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | |
| | Net Allocated | 58.75 | 0 | 25,145 | 0 | 0 | 20,611 | 0 | 16,424 | 143,433 | 205,613 | | |
| Planning Permissions | Completed | Completed 2001-2013 (net) | 15.18 | -4,023 | 3,630 | -200 | 3,005 | 13,020 | -24,765 | 19,040 | -44 | 9,663 | C/F from 2012/13 Summary |
| | | Completed 2013-2014 (Gains) | 0.89 | 70 | 1,155 | 0 | 657 | 375 | 0 | 858 | 0 | 3,115 | KCC Bottom Line Figures |
| | | Completed 2013-2014 (Losses) | -1.19 | -392 | -2,568 | 0 | -438 | 0 | -437 | -319 | 0 | -4,154 | KCC Bottom Line Figures |
| | | Completed 2013-2014 (Net) | -0.30 | -322 | -1,413 | 0 | 219 | 375 | -437 | 539 | 0 | -1,039 | |
| | | Net Completed 2001-2014 | 14.88 | -4,345 | 2,217 | -200 | 3,224 | 13,395 | -25,202 | 19,579 | -44 | 8,624 | |
| | Committed | Not Started | 36.13 | 0 | 8,658 | 958 | 50,903 | 0 | 20,523 | 33,481 | 11,931 | 126,454 | KCC Bottom Line Figures |
| | | Under Construction | 0.56 | 15 | 1,952 | 0 | 0 | 0 | 0 | 0 | 0 | 1,967 | KCC Bottom Line Figures |
| | | Pending losses | -5.74 | -908 | -3,427 | 0 | -8,344 | 0 | -6,743 | -677 | 0 | -20,099 | KCC Bottom Line Figures |
| | | Net committed | 30.95 | -893 | 7,183 | 958 | 42,559 | 0 | 13,780 | 32,804 | 11,931 | 108,322 | |
| Total Land Supply | Net Allocated + Net Committed | 89.70 | -893 | 32,328 | 958 | 42,559 | 20,611 | 13,780 | 49,228 | 155,364 | 313,935 | | |

Note 1: Net completions from 2001 -2008 were not split into A2/B1a/B1b/B1c so the amount previously under A2/B1 has been entered as B1 unable to split

Note 2: Completed losses include sites which are under construction ie. the site is lost.

Note 3: Site areas are estimated totals for the site and should be treated with caution. It is not possible to split it between use classes

The areas have been calculated using a ratio of 3,500m²/ha. The net completed 2001-2013 figure was carried forward from the 2012-2013 table but the ratio had not been applied. The net figure for 2013-2014 has been added to it to give the 2001-2014 net site area so this should also be treated with caution.

Note 4: The net allocated figures have been based upon information given by Canterbury City Council but they have not been verified.

**Table 4A:
Timeseries of Floorspace (m²) Completed (gross gains)**

Canterbury All figures are measures of floorspace (m²) except for classes C1 and C2, which are measures of bedrooms, and C3, which measures dwellings.

| Completions | 2002/03 | 2003/04 | 2004/05 | 2005/06 | 2006/07 | 2007/08 | 2008/09 | 2009/10 | 2010/11 | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 |
|------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| A1 | | | | | | | 1,100 | 2,458 | 1,181 | 6,517 | 3,840 | 4,430 | | |
| A2 | | | | | | | 130 | 265 | 90 | 534 | 334 | 70 | | |
| A3 | | | | | | | 640 | 1,352 | 2,003 | 1,395 | 452 | 1,457 | | |
| A4 | | | | | | | 0 | 100 | 64 | 1,226 | 483 | 174 | | |
| A5 | | | | | | | 0 | 68 | 84 | 175 | 139 | 261 | | |
| A3-5 Total | | | | | | | 640 | 1,520 | 2,151 | 2,796 | 1,074 | 1,892 | 0 | 0 |
| A1-5 Total | | | | | | | 1,870 | 4,243 | 3,422 | 9,847 | 5,248 | 6,392 | 0 | 0 |
| B1a | | | | | | | 9,336 | 4,575 | 2,278 | 418 | 272 | 1,155 | | |
| B1b | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | | |
| B1c | | | | | | | 2,285 | 2,512 | 1,007 | 2,459 | 1,147 | 657 | | |
| B1 mixed | | | | | | | 0 | 25 | 0 | 0 | 0 | 375 | | |
| B1 Total | | | | | | | 11,621 | 7,112 | 3,285 | 2,877 | 1,419 | 2,187 | 0 | 0 |
| A2/B1 Total | 3,307 | 6,329 | 8,752 | 16,124 | 11,280 | 3,235 | 11,751 | 7,377 | 3,375 | 3,411 | 1,753 | 2,257 | 0 | 0 |
| B2 | 5,745 | 4,592 | 3,086 | 1,985 | 1,591 | 520 | 693 | 1,318 | 2,011 | 657 | 1,212 | 0 | | |
| B8 | 617 | 11,155 | 321 | 20,232 | 2,951 | 7,192 | 2,228 | 2,641 | 1,755 | 2,123 | 259 | 858 | | |
| B1-8 mixed | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | | |
| A2/B1-8 Total | 9,669 | 22,076 | 12,159 | 38,341 | 15,822 | 10,947 | 14,672 | 11,336 | 7,141 | 6,191 | 3,224 | 3,115 | 0 | 0 |
| B1-8 Total | | | | | | | 14,542 | 11,071 | 7,051 | 5,657 | 2,890 | 3,045 | 0 | 0 |
| C1 (bedrooms) | | | | | | | 0 | 24 | 50 | 40 | 0 | 120 | | |
| C2 (bedrooms) | | | | | | | 0 | 27 | 144 | 37 | 8 | 16 | | |
| C1/C2 Total (bedrooms) | | | | | | | 0 | 51 | 194 | 77 | 8 | 136 | 0 | 0 |
| C3 Total (dwellings) | 338 | 405 | 776 | 533 | 644 | 1,307 | 982 | 307 | 411 | 651 | 598 | 520 | | |
| D1 | | | | | | | 280 | 3,528 | 1,244 | 6,254 | 5,683 | 2,678 | | |
| D2 | | | | | | | 0 | 900 | 586 | 1,489 | 1,268 | 601 | | |
| Sui Generis | | | | | | | | | | 210 | 1,660 | 883 | | |
| D1/D2 Total | | | | | | | 280 | 4,428 | 1,830 | 7,743 | 8,611 | 4,162 | 0 | 0 |

Prior to 2008 only the B use classes were monitored and A2 was included with B1
Dwelling completions are monitored as part of the Housing Information Audit

**Table 4B:
Timeseries of Floorspace (m²) Completed (gross losses)**

Canterbury All figures are measures of floorspace (m²) except for classes C1 and C2, which are measures of bedrooms, and C3, which measures dwellings.

| Losses | 2002/03 | 2003/04 | 2004/05 | 2005/06 | 2006/07 | 2007/08 | 2008/09 | 2009/10 | 2010/11 | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 |
|------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| A1 | | | | | | | 1,748 | 2,826 | 4,334 | 5,189 | 5,519 | 2,139 | | |
| A2 | | | | | | | 0 | 1,019 | 4,142 | 57 | 158 | 392 | | |
| A3 | | | | | | | 185 | 322 | 508 | 473 | 369 | 321 | | |
| A4 | | | | | | | 100 | 200 | 508 | 369 | 1,527 | 3,453 | | |
| A5 | | | | | | | 0 | 0 | 0 | 76 | 0 | 16 | | |
| A3-5 Total | | | | | | | 285 | 522 | 1,016 | 918 | 1,896 | 3,790 | 0 | 0 |
| A1-5 Total | | | | | | | 2,033 | 4,367 | 9,492 | 6,164 | 7,573 | 6,321 | 0 | 0 |
| B1a | | | | | | | 288 | 2,492 | 4,157 | 5,086 | 1,226 | 2,568 | | |
| B1b | | | | | | | 0 | 0 | 0 | 0 | 200 | 0 | | |
| B1c | | | | | | | 720 | 1,324 | 2,596 | 1,069 | 696 | 438 | | |
| B1 mixed | | | | | | | 0 | 77 | 0 | 0 | 0 | 0 | | |
| B1 Total | | | | | | | 1,008 | 3,893 | 6,753 | 6,155 | 2,122 | 3,006 | 0 | 0 |
| A2/B1 Total | 2,285 | 7,300 | 2,550 | 18,791 | 1,463 | 2,469 | 1,008 | 4,912 | 10,895 | 6,212 | 2,280 | 3,398 | 0 | 0 |
| B2 | 2,189 | 1,850 | 694 | 25,068 | 1,298 | 5,136 | 0 | 2,922 | 9,296 | 75 | 333 | 437 | | |
| B8 | 4,683 | 4,183 | 10,806 | 2,048 | 1,805 | 630 | 0 | 625 | 3,102 | 330 | 1,302 | 319 | | |
| B1-8 mixed | | | | | | | 0 | 0 | 0 | 44 | 0 | 0 | | |
| A2/B1-8 Total | 9,157 | 13,333 | 14,050 | 45,907 | 4,566 | 8,235 | 1,008 | 8,459 | 23,293 | 6,661 | 3,915 | 4,154 | 0 | 0 |
| B1-8 Total | | | | | | | 1,008 | 7,440 | 19,151 | 6,604 | 3,757 | 3,762 | 0 | 0 |
| C1 (bedrooms) | | | | | | | 0 | 0 | 0 | 0 | 18 | 86 | | |
| C2 (bedrooms) | | | | | | | 0 | 3 | 9 | 75 | 64 | 0 | | |
| C1/C2 Total (bedrooms) | | | | | | | 0 | 3 | 9 | 75 | 82 | 86 | 0 | 0 |
| C3 Total (dwellings) | 33 | 28 | 1 | 1 | 6 | 23 | 17 | 2 | 50 | 26 | 73 | 45 | | |
| D1 | | | | | | | 0 | 447 | 359 | 378 | 417 | 1,049 | | |
| D2 | | | | | | | 0 | 237 | 2,440 | 2,998 | 629 | 961 | | |
| Sui Generis | | | | | | | | | | 54 | 265 | 584 | | |
| D1/D2 Total | | | | | | | 0 | 684 | 2,799 | 3,376 | 1,311 | 2,594 | 0 | 0 |

Prior to 2008 only the B use classes were monitored and A2 was included with B1
Dwelling completions are monitored as part of the Housing Information Audit

**Table 4C:
Timeseries of Floorspace (m²) Completed (net)**

Canterbury All figures are measures of floorspace (m²) except for classes C1 and C2, which are measures of bedrooms, and C3, which measures dwellings.

| Net Completions | 2002/03 | 2003/04 | 2004/05 | 2005/06 | 2006/07 | 2007/08 | 2008/09 | 2009/10 | 2010/11 | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 |
|------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| A1 | | | | | | | -648 | -368 | -3,153 | 1,328 | -1,679 | 2,291 | 0 | 0 |
| A2 | | | | | | | 130 | -754 | -4,052 | 477 | 176 | -322 | 0 | 0 |
| A3 | | | | | | | 455 | 1,030 | 1,495 | 922 | 83 | 1,136 | 0 | 0 |
| A4 | | | | | | | -100 | -100 | -444 | 857 | -1,044 | -3,279 | 0 | 0 |
| A5 | | | | | | | 0 | 68 | 84 | 99 | 139 | 245 | 0 | 0 |
| A3-5 Total | | | | | | | 355 | 998 | 1,135 | 1,878 | -822 | -1,898 | 0 | 0 |
| A1-5 Total | | | | | | | -163 | -124 | -6,070 | 3,683 | -2,325 | 71 | 0 | 0 |
| B1a | | | | | | | 9,048 | 2,083 | -1,879 | -4,668 | -954 | -1,413 | 0 | 0 |
| B1b | | | | | | | 0 | 0 | 0 | 0 | -200 | 0 | 0 | 0 |
| B1c | | | | | | | 1,565 | 1,188 | -1,589 | 1,390 | 451 | 219 | 0 | 0 |
| B1 mixed | | | | | | | 0 | -52 | 0 | 0 | 0 | 375 | 0 | 0 |
| B1 Total | | | | | | | 10,613 | 3,219 | -3,468 | -3,278 | -703 | -819 | 0 | 0 |
| A2/B1 Total | 1,022 | -971 | 6,202 | -2,667 | 9,817 | 766 | 10,743 | 2,465 | -7,520 | -2,801 | -527 | -1,141 | 0 | 0 |
| B2 | 3,556 | 2,742 | 2,392 | -23,083 | 293 | -4,616 | 693 | -1,604 | -7,285 | 582 | 879 | -437 | 0 | 0 |
| B8 | -4,066 | 6,972 | -10,485 | 18,184 | 1,146 | 6,562 | 2,228 | 2,016 | -1,347 | 1,793 | -1,043 | 539 | 0 | 0 |
| B1-8 mixed | | | | | | | 0 | 0 | 0 | -44 | 0 | 0 | 0 | 0 |
| A2/B1-8 Total | 512 | 8,743 | -1,891 | -7,566 | 11,256 | 2,712 | 13,664 | 2,877 | -16,152 | -470 | -691 | -1,039 | 0 | 0 |
| B1-8 Total | | | | | | | 13,534 | 3,631 | -12,100 | -947 | -867 | -717 | 0 | 0 |
| C1 (bedrooms) | | | | | | | 0 | 24 | 50 | 40 | -18 | 34 | 0 | 0 |
| C2 (bedrooms) | | | | | | | 0 | 24 | 135 | -38 | -56 | 16 | 0 | 0 |
| C1/C2 Total (bedrooms) | | | | | | | 0 | 48 | 185 | 2 | -74 | 50 | 0 | 0 |
| C3 Total (dwellings) | 305 | 377 | 775 | 532 | 638 | 1,284 | 965 | 305 | 361 | 625 | 525 | 475 | 0 | 0 |
| D1 | | | | | | | 280 | 3,081 | 885 | 5,876 | 5,266 | 1,629 | 0 | 0 |
| D2 | | | | | | | 0 | 663 | -1,854 | -1,509 | 639 | -360 | 0 | 0 |
| Sui Generis | | | | | | | 0 | 0 | 0 | 156 | 1,395 | 299 | 0 | 0 |
| D1/D2 Total | | | | | | | 280 | 3,744 | -969 | 4,367 | 7,300 | 1,568 | 0 | 0 |

Prior to 2008 only the B use classes were monitored and A2 was included with B1
Dwelling completions are monitored as part of the Housing Information Audit

Timeseries Chart: A2/B1-B8 floorspace completed 2002-2014

