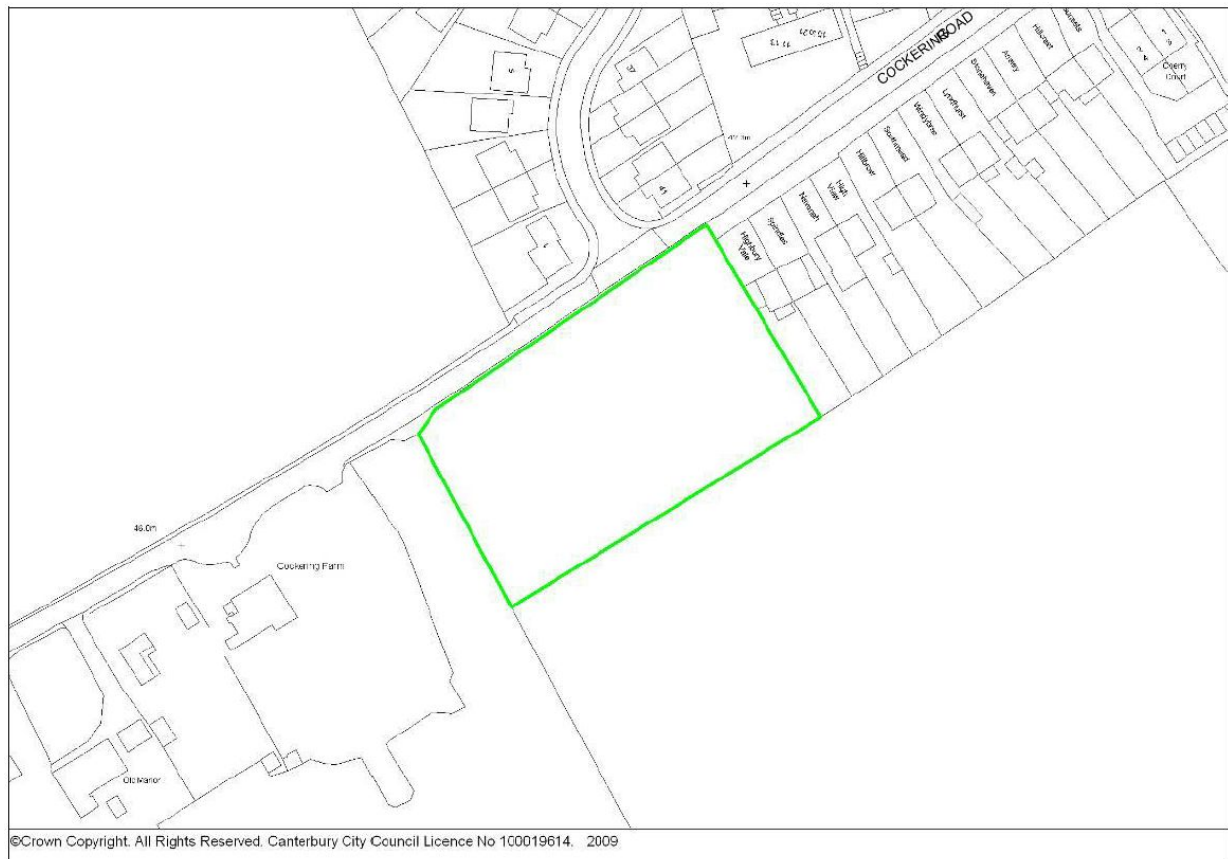


Canterbury City Council  
Strategic Housing Land Availability Assessment (SHLAA)  
Canterbury Worksheets

| SITE DETAILS           |                                                                              |
|------------------------|------------------------------------------------------------------------------|
| Site Reference Number: | SHLAA/004                                                                    |
| Site Name:             | Land at Cockerling Rd Canterbury (between Highbury Vale and Cockerling Farm) |
| Location/Address       | Cockerling Road Canterbury                                                   |
| Greenfield/PDL/Mixed:  | Greenfield                                                                   |
| Proposed Use:          | Housing                                                                      |
| Site Area:             | 0.4 ha                                                                       |

**Site Plan**



**Aerial View**



**Photograph 1: Cocking Road Boundary**



**Strategic Housing Land Availability Assessment  
 Site Assessment Form**

|                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Description of Site:                                                                                      | Site sloping up from the road to near ridge – lots of succession vegetation, including scattered trees.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Current Use:                                                                                              | Open land at fringe of agricultural land.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Surrounding Uses:                                                                                         | Residential in part; agricultural land to south.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Character of Surrounding Area:                                                                            | Suburban residential area at the urban fringe. Largely quiet rural area surrounds. AHLV – open fields with some boundary vegetation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Planning History:<br><br>e.g. Housing Allocation or Planning Permission?<br>Previous site proposal at LPI | Previous planning application for 8 dwellings (ref 00/0237) – Refused, no appeal submitted. Reasons for refusal:<br>(1) The proposal would represent an intrusion of development into the open country on the edge of Canterbury, outside of the urban boundary as identified on the Canterbury District Local Plan Proposals Map. The proposal is therefore contrary to Policy R23 of the Local Plan.<br>(2) The proposed development is contrary to Policy RS5 of the 1996 adopted Kent Structure Plan which provides that development will not be permitted in rural Kent other than at the small rural towns and villages except in certain specified circumstances. In the opinion of the local planning authority, there are no such circumstances which justify the granting of permission in this case.<br>(3) The proposed development is within an Area of High Landscape Value. The proposed development would cause unacceptable harm to the landscape character of the site and is contrary to the Council’s adopted policy of protecting such designated areas from proposals that would cause unacceptable harm.<br>Adjoins 2 other SHLAA submission sites. |
| Potential site Capacity:<br>as proposed                                                                   | 10                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Calculated by CCC<br>at 35 units / ha                                                                     | 0.42 ha – approx 15 units, but may be less to reflect existing character of area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

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| STAGE 1 ASSESSMENT: POLICY CONSTRAINTS                                                                                                                                                                                                                   |                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| A - Is the site within any of the following Areas?                                                                                                                                                                                                       |                                                                                                                                |
| <u>Category 1: National and Regional</u><br><br>SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.                                                                                                                                | No                                                                                                                             |
| <u>Category 2: Local</u><br><br>Special Landscape Area                                                                                                                                                                                                   | No – However, the site is within the Area Of High Landscape Value.                                                             |
| B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?                                           | No                                                                                                                             |
| C - Is the site in or adjacent to a settlement?                                                                                                                                                                                                          | Yes                                                                                                                            |
| D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements? | No<br>Adjacent to Thanington but outside the urban boundary of Canterbury.                                                     |
| <b>CONCLUSION:</b><br><br>Site not suitable for housing at this stage existing policy objections                                                                                                                                                         |                                                                                                                                |
| Site may be suitable - continue to Stage 2                                                                                                                                                                                                               | Carry forward for further assessment as site is adjacent to Urban area and falls within one of the option under consideration. |

| STAGE 2 ASSESSMENT: SUITABILITY                                                                                                                                                                                                                                                                                             |                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| <p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable.<br/>If no, the site should be assessed against the questions set out in B to E as follows.</p> | <p>No</p>                                                                                                                     |
| <p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> <li>● Within 800m walking distance of a bus stop or railway station providing two or more services per hour.</li> </ul>                                                                       | <p>Site is within the 800m walking distance of bus stop providing two or more services per hour, but not railway station.</p> |
| <ul style="list-style-type: none"> <li>● Within 800 m walking distance of a convenience store, a primary school and a GP surgery.</li> </ul>                                                                                                                                                                                | <p>Yes – convenience store. No – primary school, GP surgery.</p>                                                              |
| <ul style="list-style-type: none"> <li>● Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</li> </ul>                                                                                                                                        | <p>Within 30 minutes of health centre, secondary school, employment centre and City centre.</p>                               |
| TECHNICAL CONSULTATION                                                                                                                                                                                                                                                                                                      |                                                                                                                               |
| <p>C. Does the site have any of the following physical or infrastructure constraints?</p>                                                                                                                                                                                                                                   |                                                                                                                               |
| <ul style="list-style-type: none"> <li>● Access</li> </ul>                                                                                                                                                                                                                                                                  | <p>Remote from amenities.</p>                                                                                                 |
| <ul style="list-style-type: none"> <li>● Highway capacity</li> </ul>                                                                                                                                                                                                                                                        | <p>Adequate capacity at Cockerling Road.</p>                                                                                  |
| <ul style="list-style-type: none"> <li>● Infrastructure –<br/>Water Supply<br/>Sewerage/Drainage<br/>Electricity supply<br/>Gas Supply</li> </ul>                                                                                                                                                                           | <p>Unknown at this stage – but services will be available in the adjacent residential area.</p>                               |

| STAGE 2 ASSESSMENT: SUITABILITY (Cont.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Electricity Pylons                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | None close to site.                                                                                                                                                                                                                                                                                                                                   |
| ● Contamination/Pollution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | None known                                                                                                                                                                                                                                                                                                                                            |
| ● Adverse Ground Conditions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | N/A                                                                                                                                                                                                                                                                                                                                                   |
| ● Hazardous Risk                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | No                                                                                                                                                                                                                                                                                                                                                    |
| ● Topography                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | N/A                                                                                                                                                                                                                                                                                                                                                   |
| ● Flood Zone                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | No                                                                                                                                                                                                                                                                                                                                                    |
| ● Other e.g. Archaeology, Conservation area, AHLV                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Archaeological evaluation is required</b><br>AHLV, but not in prominent or sensitive location.<br>Agricultural Land Classification: Grade 3                                                                                                                                                                                                        |
| If yes, how and when can the constraint be overcome?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | No major constraints, but site may need to be checked for protected species prior to detailed proposals being prepared.                                                                                                                                                                                                                               |
| <p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> <li>● Townscape Landscape</li> <li>● Trees</li> <li>● Conservation Areas Historic Parks and Gardens Listed Buildings Scheduled Ancient Monuments</li> <li>● Sites of Nature Conservation Interest/Protected Species</li> </ul> <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p> | <p>Small site unlikely to have significant impacts on townscape or wider landscape.</p> <p>Succession vegetation, including scattered trees.</p> <p>Further to the west is Larkey Valley Wood SSSI, but unlikely to be directly affected by this proposal.</p> <p>Potential for protected species to be present, scoping surveys may be required.</p> |
| <p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>                                                                                                                                                                                                                                                                                                           | No                                                                                                                                                                                                                                                                                                                                                    |