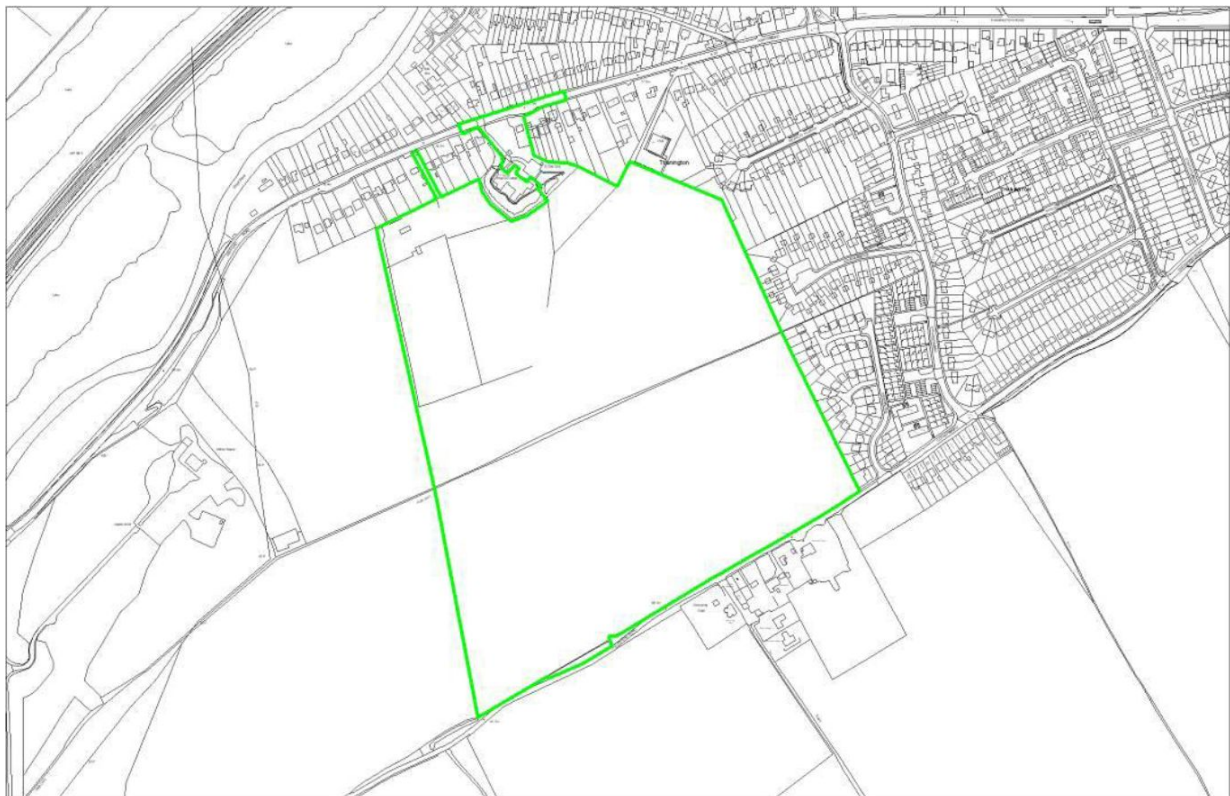


Canterbury City Council
Strategic Housing Land Availability Assessment (SHLAA)
Canterbury Worksheets

SITE DETAILS	
Site Reference Number:	SHLAA/106 (See also SHLAA137/210)
Site Name:	Cockering Road
Location/Address	Land adjacent to Ashford Rd Thanington, Canterbury
Greenfield/PDL/Mixed:	Greenfield (small pocket of existing development at northern edge of site)
Proposed Use:	Housing
Site Area:	21.43ha

Site Map

SHLAA/106



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Aerial View

SHLAA/106



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Strategic Housing Land Availability Assessment Site Assessment Form	
Description of Site:	Undulating, open arable fields at urban fringe. Slopes quite steep in places. Quite significant boundary planting. Access to A28 via existing property (Warren Lodge).
Current Use:	Agricultural land.
Surrounding Uses:	Agriculture in part; bounded by existing residential property.
Character of Surrounding Area:	Open rural landscape at western edge of Canterbury, with rolling hills. Some boundary planting along field edges. Part of site lies adjacent to SSSI.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	<p>Rejected at previous Local Plan Inquiry – “the site is located in a character area of moderate, rather than high, sensitivity: also that it does not significantly contribute to the setting of the historic City, nor have any impact on significant views of the historic city or the Cathedral ... But there are strong adverse aspects of building on this omission site. It would be a major extension south-westwards of an isolated wedge of development along the axis of the A28. It would be another advance of housing over open agricultural land, which would terminate in an arbitrary straight-lined western boundary, however well bounded by trees and hedging. The lack of a clear, defensible or “natural” western boundary would give a future developer a plausible case to argue that little logically stood in the way of an extended housing scheme, approaching the line of Cockerling Road, in the vicinity of Milton Manor.”</p> <p>Subsequent planning application for 480 dwellings – ref CA/07/01540, Refused for a number of reasons including; being outside the urban area; located in an unsustainable, sensitive countryside location; impact on landscape and character of countryside; lack of services and safe access.</p>
Potential site Capacity: as proposed	430 dwellings/50 flats developer figure
Calculated by CCC at 35 units / ha	Approx 20ha available for development – 700, but given topography of site, etc, lower number more likely to be achievable/suitable.

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands..	No but SSSI adjacent Larkey Valley Woods
<u>Category 2: Local</u> Special Landscape Area	No but adjacent to North Downs SLA 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
CONCLUSION: Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	Yes.
IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.	

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. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p style="text-align: center;">No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> ● Within 800m walking distance of a bus stop or railway station providing two or more services per hour. 	<p style="text-align: center;">Yes.</p>
<ul style="list-style-type: none"> ● Within 800 m walking distance of a convenience store, a primary school and a GP surgery. 	<p style="text-align: center;">No</p>
<ul style="list-style-type: none"> ● Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>20 mins to employment, 30 mins to secondary school, 30 mins to town centre and healthcare 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"> ● Access 	<p>Query whether it is possible to form a junction with sufficient sight-lines onto A28 as access point seems very tight.</p>
<ul style="list-style-type: none"> ● Highway capacity 	<p>Capacity of A28 is limited and leads to Wincheap where capacity is severely restricted. Significant public transport and cycling improvements will be required</p>

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<ul style="list-style-type: none"> ● Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply 	<p>None on site services/utilities would need to be extended.</p>
<p>Electricity Pylons</p>	<p>No</p>
<ul style="list-style-type: none"> ● Contamination/Pollution 	<p>Part of the land is in a radon affected area. Effects on Wincheap Traffic and Air Quality would need assessing.</p>
<ul style="list-style-type: none"> ● Adverse Ground Conditions 	<p>None known.</p>
<ul style="list-style-type: none"> ● Hazardous Risk 	<p>None known.</p>
<ul style="list-style-type: none"> ● Topography 	<p>Rolling hills with boundary planting. Dip slope of the North Downs</p>
<ul style="list-style-type: none"> ● Flood Zone 	<p>No</p>
<ul style="list-style-type: none"> ● Other e.g. Archaeology, Conservation area, AHLV 	<p>AHLV Archaeological evaluation would be required. Agricultural Land Classification: Grade 3</p>
<p>If yes, how and when can the constraint be overcome?</p>	
<p>IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.</p>	

D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?

- Townscape Landscape
- Trees
- Conservation Areas
- Historic Parks and Gardens
- Listed Buildings
- Scheduled Ancient Monuments
- Sites of Nature Conservation Interest/Protected Species

If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?

Extension of urban edge
Loss of open landscape character in a high landscape value area
Significant boundary plantings
No
no
no
no
Most of site not particularly sensitive regarding biodiversity although area of scrub vegetation will require scoping surveys

IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

E. Would the amenity of residents be adversely affected by any external, environmental factors?

If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?

No

IF THE NATURE AND SCALE OF THE IMPACT ON AMENITY IS SUCH THAT IT CANNOT BE SATISFACTORILY MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.