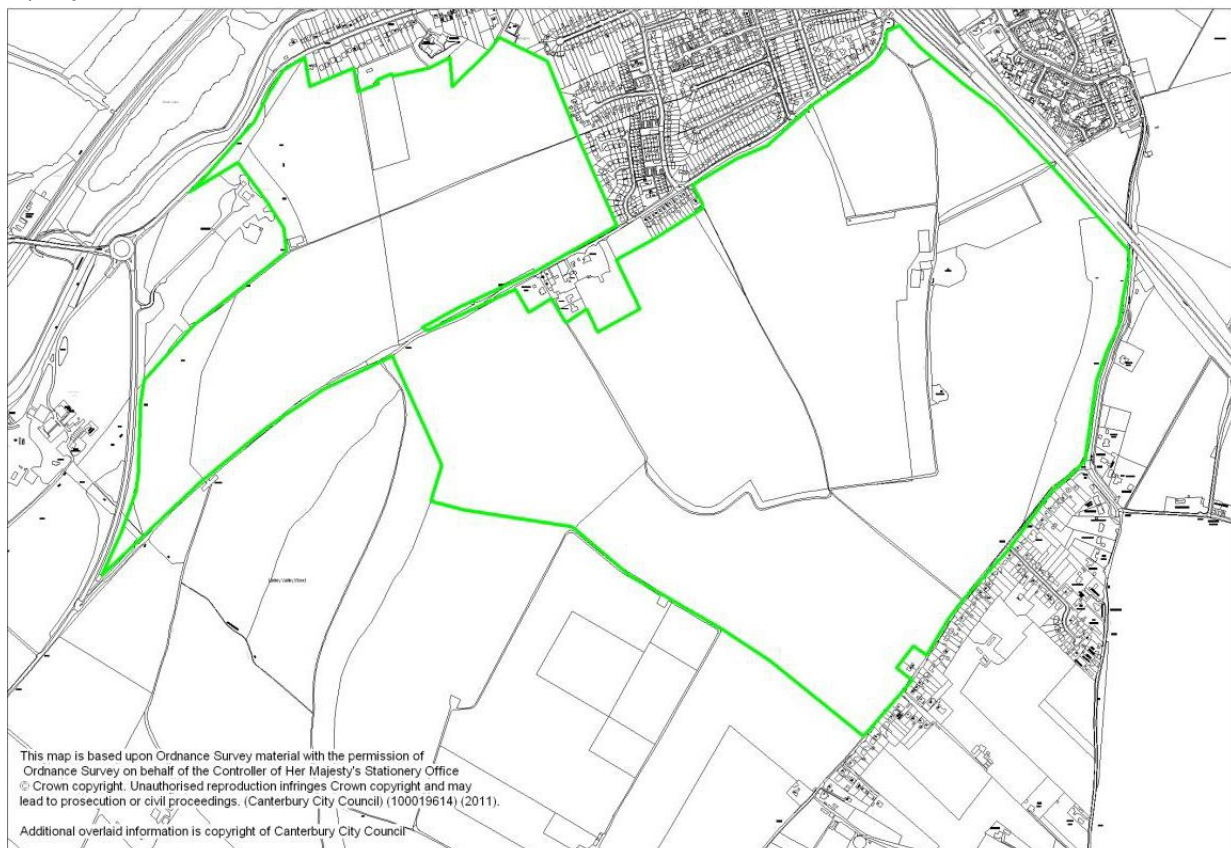


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SITE DETAILS	
Site Reference Number:	SHLAA/210
Site Name:	Land at and adjacent to Cockerling Farm
Location/Address	Cockerling Road Canterbury
Greenfield/PDL/Mixed:	Greenfield
Proposed Use:	Residential
Site Area:	154 ha

This SHLAA submission includes the land the subject of SHLAA sites 70 (Cockerling Farm), 84 (Land east of Milton Manor), 106 (Land adjacent Ashford Road, Thanington), 137 (Cockerling Road)

SHLAA/210



Aerial View



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Description of Site:	The site is a large area of agricultural land located broadly between the A28, the A2, and New House Lane, bounded at the south-west side by Larkey Valley Woods. The land is quite steeply undulating in the southern “block”, with a valley running SW to NE, where the site abuts the A2. There is also a steep slope in the vicinity of Milton Manor, at the western end of the northern “block”..
Current Use:	The land is primarily is use as agricultural land.
Surrounding Uses:	The land is bounded to the south and west by the open countryside, primarily in agricultural use, but also includes the Larkey Valley Woods SSSI. To the north is the urban area of Canterbury (Wincheap) and to the south-east is the small settlement at New House Lane.
Character of Surrounding Area:	This is an urban fringe site, with an urban edge character to the north, but with largely rural areas and character to the southern side.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	Part of site (Land at Ashford Road) was the subject of representations to the 2006 CDLP, but was rejected by the Inspector. Planning consent has been granted some time ago in 2003 for a golf course and club house on part of the site. This has not been implemented.
Potential site Capacity: as proposed	2000 dwellings; 8ha business land
Calculated by CCC at x units / ha	

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..	SSSI adjacent to site (Larkey Valley Woods)
<u>Category 2: Local</u> Special Landscape Area	Adjacent to SLA. Site partly located in SLA at Milton Manor.
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 – site adjacent to main urban area in the district.
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>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>Limited part of site falls within this category..</p>
<ul style="list-style-type: none"> ● Within 800 m walking distance of a convenience store, a primary school and a GP surgery. 	<p>Limited part of site falls within this category.</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 to 30 minutes to secondary school, health centre & town centre. 30 minutes to employment Over 30 minutes to Kent & Canterbury Hospital</p>
TECHNICAL CONSULTATION	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	<p>This is a major development which has the potential to provide a significant amount of new infrastructure on the strategic road network and in the city provided that the issues of trip generation and congestion can be addressed.</p> <p>The site has a boundary with the highway at A2, Hollow Lane, Cockerling Road, Milton Manor Road and A28 Ashford Road. Neither Cockerling Road nor Hollow Lane is suitable for additional traffic without significant widening which will alter the strategic road network.</p> <p>An access utilising and altering the A2 off slip has been discussed but the effect of significant additional traffic at the traffic signal junction has not yet been resolved.</p> <p>Accesses onto Ashford Road or Milton Manor Road would be possible and both roads have</p>
<ul style="list-style-type: none"> ● Access 	
<ul style="list-style-type: none"> ● Highway capacity 	

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	<p>capacity at the site location, but a significant proportion of the traffic generated would be likely to travel towards Canterbury and would need to be accommodated within the signals at Thanington and along Wincheap which is already at capacity.</p> <p>The developer would need to demonstrate a robust travel plan including how a bus rapid transit system could be developed from the site to the city centre.</p> <p>The site is remote from existing bus cycle and rail facilities and any local amenities.</p>
<ul style="list-style-type: none"> ● Infrastructure – <ul style="list-style-type: none"> Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>Would need to be provided on site, consultation would be required with all the service providers</p>
<ul style="list-style-type: none"> ● Contamination/Pollution 	<p>Air Quality Assessment, Noise Assessment and Contaminated Land Assessment.</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>Significantly sloping and undulating in parts of the site. However, this is likely to be a detailed design issue, rather than an issue of whether development can take place. The new part of the site added (at Milton Manor) is particularly sensitive to views from west.</p>
<ul style="list-style-type: none"> ● Flood Zone 	<p>No</p>

STAGE 2 ASSESSMENT: SUITABILITY (Cont.)

<ul style="list-style-type: none"> ● Other e.g. Archaeology, Conservation area, AHLV 	<p>Archaeology - field survey assessment evaluation required.</p> <p>Site located in Area of High Landscape Value – landscape impact assessment required.</p> <p>Agricultural Land Classification – Grade 1-3</p>
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<p>If yes, how and when can the constraint be overcome?</p>	<p>Sensitive part of AHLV, particularly the land subject of SHLAA70. This is noted in the revised Canterbury Conservation Area Appraisal in 2010.</p>
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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?</p> <ul style="list-style-type: none"> ● Townscape Landscape ● Trees ● Conservation Areas ● Historic Parks and Gardens ● Listed Buildings ● Scheduled Ancient Monuments ● Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Potential for protected species to be present. Ecological surveys will be necessary. Directly adjacent to SSSI designated woodland.</p> <p>The Old Manor, a Grade 2 Listed building is located on Cockerling Road.</p> <p>The site is within the Area of High Landscape Value.</p>
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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>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>	
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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.