

# Cockering Farm

Cockering Road  
Thanington  
Canterbury

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## Design and Access Statement

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Outline Planning Application:  
March 2017



# 2780 : DAS 01.6

## Cockering Farm : Design & Access Statement

This Design and Access Statement has been prepared by BDB Design, on behalf of Quinn Estates Ltd to accompany the outline application (March 2017) for development at Cockering Farm, Cockering Road, Thanington.

### The Project Team

- Montagu Evans (Planning)
- BDB Design (Masterplanning and Architectural Design)
- PBA (Highway Engineers)
- David Williams Landscape Consultancy (Landscape)
- Aspect (Ecology & Arboriculture)
- Entran Ltd (Environmental Assessment)



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The outline planning application comprises the following key documents:

- Application Form
- Application Fee
- Location Plan
- Site Access Proposals
- Parameter Plans
- Illustrative Masterplan
- Design & Access Statement
- Planning Statement
- Statement of Community Involvement
- Transport Assessment
- Heritage Statement
- Economic Benefits Report
- Environmental Impact Assessment, incorporating:
  - Transport and Access
  - Air Quality
  - Noise and Vibration
  - Landscape and Visual Amenity
  - Ecology and Nature Conservation
  - Arboricultural Reports
  - Water Quality, Hydrology & Flood Risk
  - Soils, Geology and Contaminated Land
  - Archaeology and Built Heritage





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### Executive Summary

This is a mixed use development proposal that seeks to create an integrated and highly sustainable urban extension to the south west of the City of Canterbury. The proposed scheme will be set within an attractive landscaped setting, and will provide a high-quality environment where many people will live and work. The main aims for the development include the following: -

- An opportunity to assist strategic highway improvements and enhance linkages to Canterbury city centre;
- Provision of a relief road for the A28 with greater connectivity and accessibility to ease existing peak congestion;
- To deliver much needed high quality private and affordable housing in an attractive landscape surrounding;
- Improved public transport provision and the opportunity to enhance sustainable modes of transport;
- Objective of assisting improvements to the wider highway network including connectivity from the Wincheap roundabout, the Wincheap relief road, the A2 slip road, Thanington Park and the A28 relief road;
- Improvements for enhanced connectivity for pedestrians and cyclists to the existing network of footpaths and cycleways to ensure sustainability and enhanced connectivity to the city centre via Thanington Park/The Great Stour walk/cycleway;
- A sustainable opportunity to deliver significant social, economic and environmental benefits for residents and improvements to the wider community in the District;
- The scheme has the potential to add a doctor's surgery at the Thanington Neighbourhood Resource Centre which would serve existing and future residents within the local area; and
- The proposal will make appropriate contributions to new educational provision within the local area.

### Introduction

In the emerging local plan, which is now at a very advanced stage, the site is proposed to be allocated for mixed use development under policy SP3 as proposed new site 11. The allocation includes parcels to the north and south of Cockering Farm.

A planning application (CA/15/01479/OUT) has already been approved to develop the southern parcel for the erection of 750 new residential units, B1 floorspace, A1 to A5 uses, primary school, new Pilgrims Hospice comprising 30 beds and 60 bed nursing home, community and leisure uses (D1 and D2), associated public open space and transport infrastructure (which includes an extended west bound slip road on the A2).

This outline planning application relates only to the northern parcel of Site 11, and seeks permission for a mixed-use development scheme, in full accordance with policy SP3 New site 11. As a draft allocation, the development of the site is crucial to achieving the full anticipated yield of housing for the District. In the Council's latest housing trajectory, 400 units are earmarked to arise from this site in the years 2019/20 – 2023/24.

The land at Cockering Farm is controlled by Quinn Estates and as such it can provide certainty of future delivery. Quinn Estates can offer the opportunity to work in partnership with Canterbury City Council to deliver a coordinated and comprehensive regeneration at Cockering Farm.

As an integral part of the scheme promotion, a Masterplan, Parameter Plans and a Design & Access Statement have been produced in compliance with Legislation and Local Planning Policy Requirements. This Design and Access Statement documents the design process, through the assessment and analysis of the existing environment, the progression of the design principles and concepts, and how issues relating to access have been addressed, to achieve the scheme design for Cockering Farm.

This site forms part of a draft allocation in the Canterbury District Local Plan Publication Draft Proposed Amendments 2015. The development of this site is therefore crucial to achieving the full anticipated yield of housing requirements for the District. Moreover, it will also deliver employment and housing, in a sustainable manner, whilst reducing the need for significant additional development at settlements that lack the necessary infrastructure.



### Approach to the Application

Quinn Estates Ltd has engaged a consultant team for this application consisting of:

- Masterplanning and Urban Design - BDB Design
- Landscape - David Williams Landscape
- Planning - Montagu Evans Planning
- Transport Planning - PBA Consulting
- Engineering - PBA Consulting
- Ecology - Aspect Ecology
- Heritage Consultant - Montagu Evans
- Archaeology - RPS Planning & Development
- Arboriculture - Aspect Arboriculture

### Methodology

Our design is landscape and heritage-led, based on a robust evidence base. The masterplan will concentrate on creating a 'sense of place' for the proposed development which is specific and appropriate to the site. This has meant studying and observing:

- Landscape character and structure and how it evolved over time
- Geology, soils, topography and water which are all interrelated and define the landscape
- Biodiversity and existing vegetation
- Connections and access
- The form of settlements - the evolution of the site area itself, hamlets, villages, development through to the 20th Century
- Listed buildings and the significance of their setting
- Visual amenity
- Consideration of existing residents and their environment
- Local housing need
- Sustainability

This has enabled the team to understand how the landscape on and surrounding the site has come about, its key features and therefore what the key drivers are for developing the site in a sensitive and appropriate manner.

In addition, we have undertaken consultation with the community and the Local Planning Authority.

### Evidence base

This evidence is supplemented by the following :

Planning Application Submission Documents:

- Application form
- Certificates of Ownership

Drawings:

- 2780 -017A Site Location Plan
- 2780 -002H Illustrative Masterplan

Parameter Plans:

- 2780-010C Land Use
- 2780-011A Pedestrian & Cycle Movement
- 2780-012A Vehicular Movement
- 2780-013B Density
- 2780-014B Heights
- 2780-015B Open Space

Reports:

- Planning Statement
- Agricultural Land Classification Report (within Environmental Statement)
- Archaeology (within Environmental Statement)
- Affordable Housing Statement (within Planning Statement)
- Draft Heads of Terms
- Environmental Statement
- Historic Environmental Desk Based Assessment
- Statement of Community Involvement
- Noise Assessment/Acoustic Report (within Environmental Statement)
- Flood Risk Assessment and Drainage Strategy
- Report on Phase 1 Ground Condition Assessment
- Ecological Survey
- Transport Assessment
- Landscape and Visual Impact Assessment (within Environmental Statement)
- Travel Plan

# 01

## INTRODUCTION The Client

Cockering Farm, Thanington  
Design + Access Statement :: March 2017

### Quinn Estates

Quinn Estates is an established property development company based in Canterbury who are regarded as one of the most prolific and proactive developers of commercial and residential space in Kent. Over the past 20 years it has built up a considerable expertise and reputation for delivering jobs and regeneration projects.

Its expertise lies in identifying opportunities to add value through planning and design whilst also having the capability to build itself, with 5,000 people now working in the 1m sq.ft. of commercial space we have built.

It aims to deliver exceptional benefits in the communities in which we build. That is why it has committed to over £42m of community projects, outside of Section 106 agreements, that includes a state of the art facility for the Pilgrims Hospice in Canterbury, a new apprenticeship centre for Canterbury College in Hersden and a sporting super hub in Herne Bay.





# 01

## INTRODUCTION The Client

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### Quinn Estates in Kent

Quinn Estates have carried out several developments in Kent over the last few years. Recent developments of note include:

#### The Beer Cart Building

Quinn Estates was granted planning permission for the conversion of a redundant building in Canterbury city centre into a warehouse-inspired scheme of 14 apartments and 8 office suites. The scheme has set records for the office capital values and the residential £ per sq.ft figures and is a development that has 60 people working there including in Bang & Olufsen and Whosoff, an international technology company.

#### Herne Bay Golf Club

Planning permission was granted in September 2015 for the redevelopment of the former Herne Bay Golf Club into a scheme for 572 homes, a sporting super hub, care home and commercial space. This is the only strategic site that has started delivering homes in the Canterbury District.

#### Grafty Green Garden Centre

Quinn Estates was granted planning permission in 2016 by Maidstone Borough Council for the demolition of a redundant and unviable garden centre into a scheme of 14 family homes and office space. This rural site is being marketed by Quinn Estates for a scheme of self builds, garnering much attention.

#### Spirit of Sittingbourne

Quinn Estates were invited by Swale Borough Council to partner with Development Securities, Cathedral Group and Essential Land in the £110m regeneration of Sittingbourne Town Centre. Within 6 months of involvement a planning approval was secured for a scheme of 215 apartments, a 7-screen cinema, 7 restaurants, a multi-storey car park, modern retail space attractive to leading retailers and a new public realm alongside significant highways improvements.

#### Powergen, Victoria Way

Quinn Estates, in partnership with U&I PLC, have a resolution to grant for the redevelopment of a derelict town centre site in Ashford into a scheme comprising 660 residential dwellings and a new public realm designed by the award winning Guy Hollaway Architects.





# 01

## INTRODUCTION The Design Team

### BDB Design: Masterplanning Architects

BDB Design comprises a group of dedicated professionals with many years of experience collaborating on a variety of dynamic and innovative projects throughout the country.

The partners originally formed the practice in 2008, leaving roles as partners and directors of varying development and consultancy businesses.

The practice has since attracted a highly talented team of around 20 designers, architects, planners & property professionals, working in an open plan studio based on the outskirts of Canterbury.

The design team has previously been commissioned to work on a variety of different projects from new settlements to bespoke dwellings, parks, hotels, shops, student centres and theatres, from Masterplanning to interior design.



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Aspect is a multi-disciplinary practice set in the heart of England which provides a range of environmental services to the public and private sector. Our consultants specialise in three key areas: Landscape Planning, Ecology & Arboriculture, providing essential planning advice on a broad range of developments. The extensive knowledge shared by the team enables us to provide detailed and practical solutions to landscape, visual, ecological and arboricultural issues within development sites.



PBA have a proven track record specialising in transport, highways, flood risk assessments and infrastructure planning advice, together with detailed highways & infrastructure design advice to the development industry. The company specialises in providing this advice to optimise the development potential of land for residential & commercial Developers. From early feasibility/viability stages to promotion through the Local Plan process and outline/detailed planning negotiations and approvals to detailed design and implementation on site.



DWLC is an established independent landscape planning, design and environmental consultancy which commenced practice in March 2009. The company is run by David Williams, a qualified chartered landscape architect with over 25 years' experience, supported by a wide network of other professional associates who can provide a range of additional skills and technical services.



Montagu Evans has a reputation as one of the UK's leading specialist town planning and development consultancies. It provides advice on development projects ranging from retail developments to complex urban regeneration schemes. Its strengths lie in exploring, not only the practical and strategic aspects of each project, but also its commercial potential, in guiding each scheme from concept to completion.



Entran is an independent environmental and transportation consultancy with specific abilities and expertise in traffic engineering, transportation planning, environmental impact assessment, air quality and noise assessments and monitoring. Central to Entran's philosophy is the provision of appropriate high quality advice and guidance on all aspects of all projects to all clients, thus ensuring delivery of commercially focused solutions.

# 01 BACKGROUND



# 02

## BACKGROUND Vision

### The Vision

The vision for Cockering Farm is to create a new and vibrant sustainable urban extension to the south west of the City of Canterbury (adjacent to the settlement of Thanington). It is proposed that the development will deliver a productive and vibrant community where people would be able to work and live.

The development will deliver not only much needed housing and employment floor space in the District, but it will also provide new recreation links within the site, publicly accessible open space, a new community building and new transport links (including improving pedestrian access along Thanington Park/The Great Stour walk/cycleway).

It is submitted that the masterplan for the site responds positively to its unique character and setting to the south of Canterbury.

In particular, the vision seeks the following:

- To achieve exemplar sustainable growth that is tailored to the particular circumstances of Thanington, Wincheap and Canterbury;
- To promote a mixed-use development of locally inspired distinct character areas;
- To ensure that development is respectfully set within the unique landscape environment, and integrated by extensive publicly accessible multi-purpose green space;
- The creation of a wide range of local jobs in a high-quality setting within easy commuting distance of homes by foot and cycle;
- To create beautifully and imaginatively designed homes with gardens, combining the best of town and country;
- It will provide an integrated and accessible transport system, with walking, cycling and public transport designed to be the most attractive forms of local transport;
- The development will be set within a unique landscape environment integrated by extensive publicly accessible green spaces which will respect its landscape setting;
- A sustainable opportunity to deliver significant social, economic and environmental benefits for new residents and improvements to the wider community in the District; and
- A development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains

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### Planning Objectives

The application site lies within the administrative boundary of Canterbury City Council, and is located adjacent to the settlement of Thanington.

This application is referred to as Cockering Farm, being a new urban extension adjacent to the existing residential neighbourhoods of Thanington and Wincheap, to the south west of Canterbury.

Consisting of 41.75 hectares (103 acres) of farm land, the site will form a sustainable urban expansion to Thanington, responding to strategic aspirations for the future of Canterbury.

### The Application Format

The planning application is made in outline, with all matters reserved except for points of access. This means that the application drawings for which approval is sought set out allowable deviation tolerances in terms of building scale and massing (i.e. the physical parameters), and any future developer of the site would need to design a scheme that accords with these parameters. Detailed design work would then be subject to a future reserved matters applications and would need to cover the following details:

- Appearance;
- Landscaping;
- Layout; and
- Scale.

An indicative masterplan has been prepared in order to demonstrate that the parameter plans allow for a scheme that would be entirely appropriate to the surrounding context. The design principles of this masterplan have been informed by the relevant provisions of planning policy and guidance at both the national and local level. It therefore illustrates a layout that is coherent in spatial terms and capable of delivering a new sustainable neighbourhood.

The application is accompanied by a detailed Planning Statement prepared by Montagu Evans LLP. This Statement provides a full assessment of the proposed scheme against the statutory Development Plan, as required by Section 70 of the 1990 Town and Country Planning Act, and it also has regard to 'other material considerations'. Of particular relevance to this site, is the 2012 National Planning Policy Framework (NPPF) and the Council's emerging local plan.

### Summary of Development

Outline application (with all matters reserved except for means of access) for a mixed-use sustainable urban expansion comprising:

- Up to 400 residential units, in a mix of sizes, types and tenures;
- Up to 3716 m2 (gross internal floorspace) of Class B1 floorspace;
- New community building (up to 200 m2 gross internal area);
- Highways improvements to alleviate the local existing traffic situation along the A28;
- Provision of a community parkland;
- Contribution to Thanington Park Primary School; and
- Associated groundworks



### Purpose of the Document

This Design and Access Statement forms part of the Outline Planning Application submission for Cockering Farm. It sets out the background to the project and summarises the extensive design process and considerations that have been taken into account in developing the Illustrative masterplan and design principles.

This statement explains how the proposals have been developed to reflect planning policies and, through inclusive consultation, have regard to local aspirations for the site. It analyses the site and its surrounds, and assesses the design principles for the site.

It also shows how the design concept has responded to the site's constraints and opportunities to create a framework masterplan for the site, based on the planning parameter plans. Explanations will be given for the use, layout, scale, appearance, landscape design and the way that the proposals will be accessed. An Illustrative Masterplan will be described, to demonstrate that this framework masterplan can be implemented.

This statement should be read in conjunction with the supporting plans and technical reports. These documents describe the principles and rules which the detailed designs of the Reserved Matters Applications need to comply with.

The requirement to submit a Design and Access Statement with a planning application is set out in Canterbury City Council's Adopted Local Plan (2006) at Policy BE3, and in the CDLP Publication 2014 at policy DBE5. This document has been prepared in accordance with these adopted and draft Policies.

A Design and Access Statement is also required in compliance with the Statutory Instrument No. 2015/595 - Town and Country Planning (Development Management Procedure) (England) Order 2015, under Article 9 paragraph 2, which recites that "An application for planning permission to which this paragraph applies must be accompanied by a statement ("a design and access statement") about:

- (a) the design principles and concepts that have been applied to the development; and
- (b) how issues relating to access to the development have been dealt with.

### Organisation

The structure and content of this Design and Access Statement has been produced to meet the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015, which provides under Article 9(3) that:

A Design and Access Statement must:

- (a) explain the design principles and concepts that have been applied to the development;
- (b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
- (c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;
- (d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and
- (e) explain how any specific issues which might affect access to the development have been addressed.

In 2006 CABE published a document entitled: "Design and Access Statements: How to write, read and use them". This document, states that the Design and Access Statement should explain how the physical characteristics of the scheme have been informed by a rigorous process which should include the following steps:

- Assessment
- Involvement
- Evaluation
- Design.

This Design and Access Statement follows the guidance recommended by CABE.

### Related Documents

The Design and Access Statement has drawn from all of the documents supporting the Outline Planning Application, including:

- Planning Statement
- Development Specification
- Statement of Community Involvement
- Environmental Statement
- Transportation Assessment

### Structure

The Statement comprises the following sections:

**Section 01:** Introduction – information about the purpose and structure of the Statement, and background and context to the application.

**Section 02:** Assessment – describes the contextual and physical site issues.

**Section 03:** Evaluation – evaluates the information assessed in Section 02 to produce constraints and opportunities objectives.

**Section 04:** Masterplan Concepts - describes the design and access concepts that produce the proposals for the masterplan and outlines the component parts of the scheme design.

**Section 05:** Masterplan Framework - describes the key parameters of the masterplan and outlines the objectives for the respective uses.

**Section 06:** Conclusion

### Design and Access Response

The design and access response to the site will be described, including proposals for:

- The amount and mix of land uses;
- The approach to access and movement;
- The approximate location of buildings, routes and open spaces;
- The scale and character of development; and
- The principles that have informed the landscape strategy.

In addition the statement will describe the process of stakeholder and community involvement and how issues raised have been addressed during the design development process.

The application is submitted in outline and the only matter which is not reserved for subsequent approval is:

- Access from the Milton Manor Road and accesses from Cockering Road (described in the TA and on the Parameter Plans and Access Plans).

The application does not seek approval at this stage for the detailed design or external appearance of any proposed building. This Design and Access Statement sets out the context within which design details will come forward as part of reserved matters applications to the Local Planning Authority.

### Strategic Location

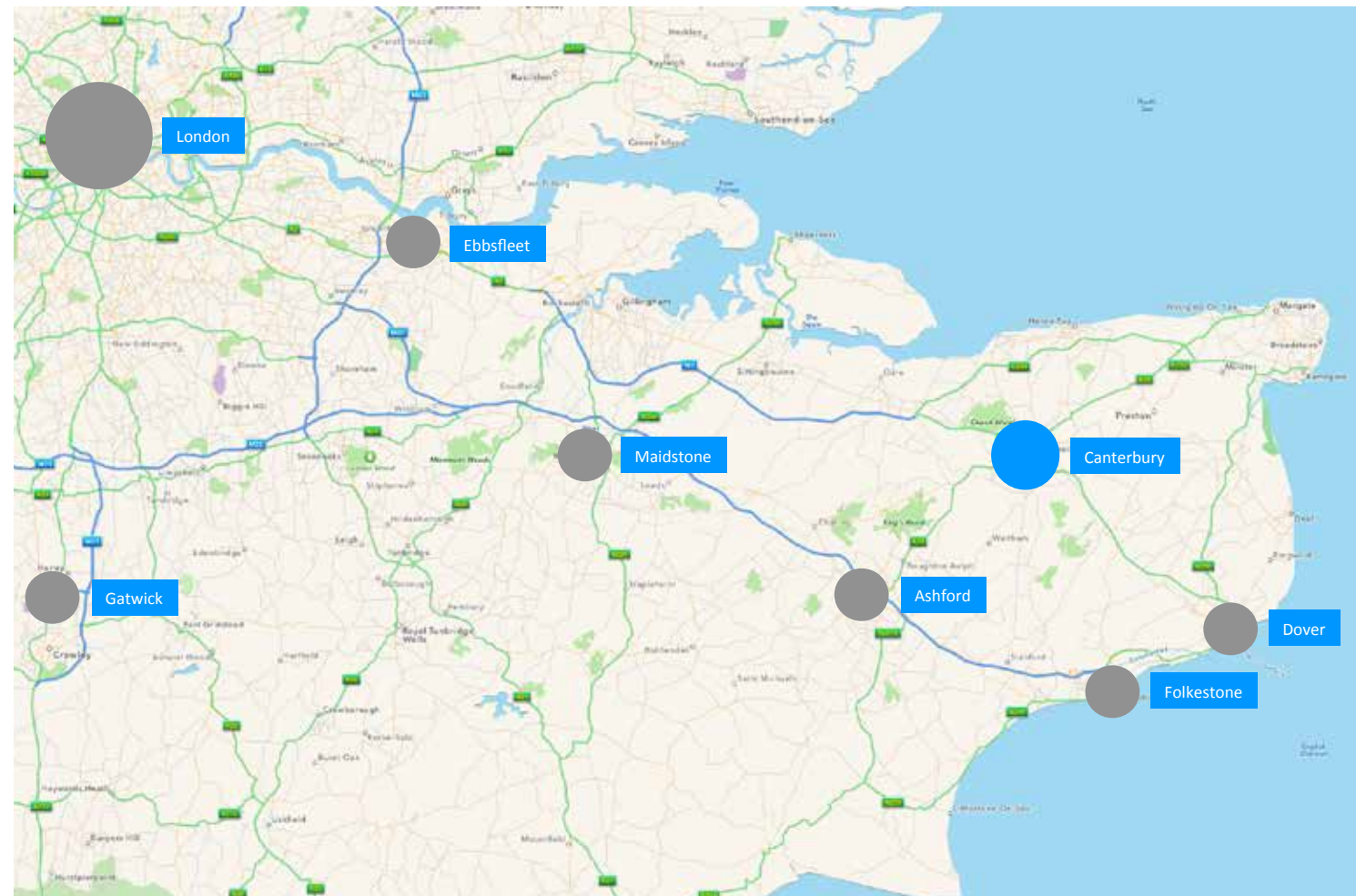
The proposed urban extension to Canterbury is part of the programme of strategic site promotions to meet the demands of growth in the Canterbury Area. Both Government household projections and the City Council recognise that significant growth in housing is required in Canterbury up to 2031.

The City Council is already proposing to meet part of these needs on greenfield urban extensions and Quinn Estates Ltd consider that Cockering Farm is both necessary to deliver the housing targets and consistent with the emerging planning strategy.

Canterbury is strategically located close to the A2 and M2, providing good links to the Kent motorway and strategic road network and inter-linking to the wider UK's motorway system.

The railway stations at Canterbury East and West provide links to London and the coastal ports. Journey times to London via HS1 are circa 60 minutes. International travel connections are made via the Channel Tunnel at Folkestone, the ports at Dover and Folkestone, and the London airports.

Thanington is located approximately 1.2 kilometres south west of Canterbury City Centre and adjoins the A2 strategic highway giving direct access to the strategic road network. Thanington is connected to the urban area of the City via the Wincheap area which connects to the City Ring Road. Bus services run along the A28 through Thanington and Wincheap to the City Centre.





# 02

## BACKGROUND The Site

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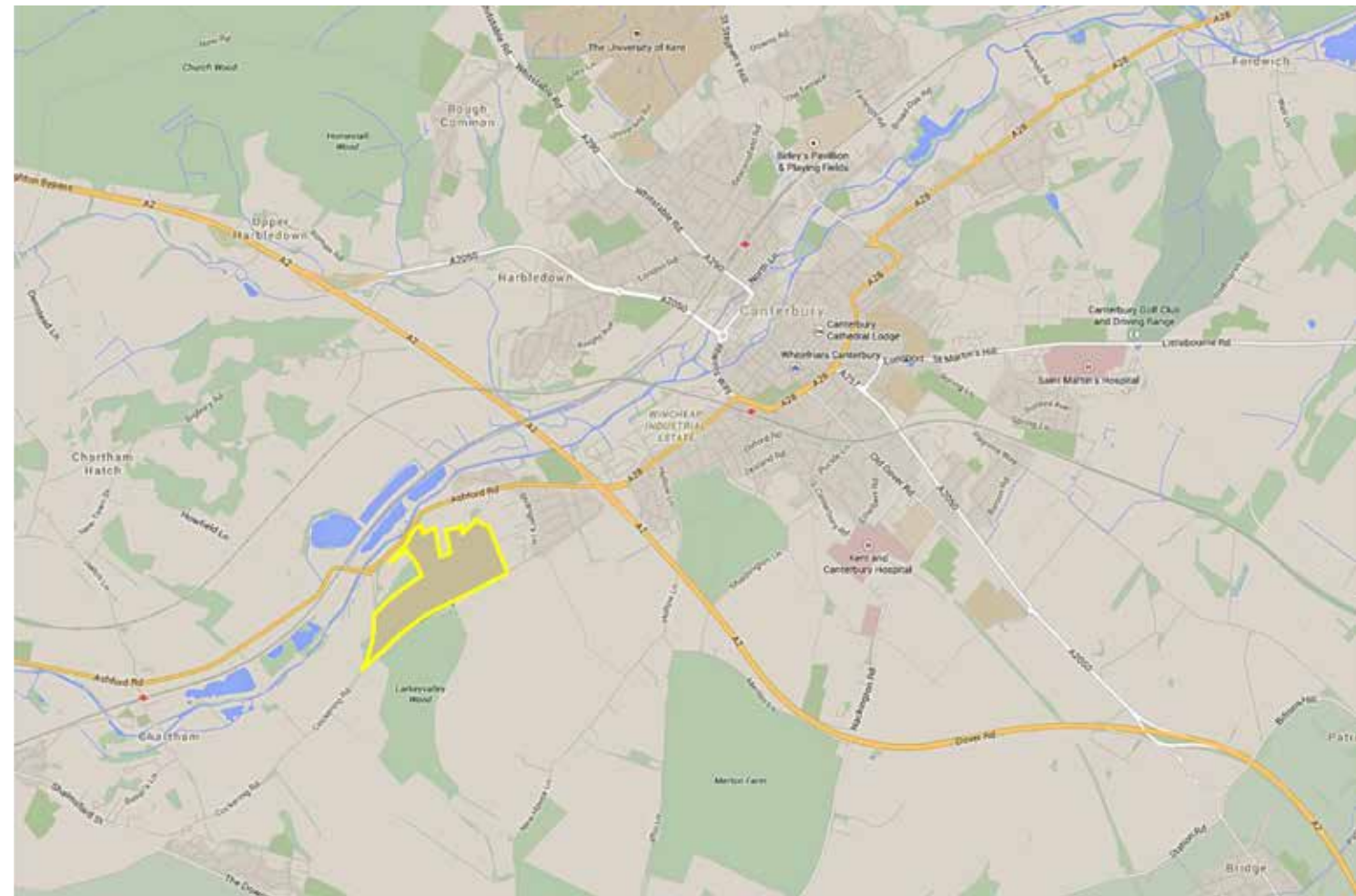
### Local Context

The proposed development site is located on the south-west side of Canterbury, approximately 1.2 km west of the city centre ring road and to the south west of the A2 trunk road, adjacent to the suburb of Thanington.

The site is bounded to the south by Cockering Road and the existing Thanington settlement to the east and north. Manor Farm lies to the west of the site. Larkey Valley Wood lies to the south of Cockering Road with arable fields to the east of the wood. The western boundary abuts the Milton manor Road.

The A28 linking Canterbury and Ashford runs through Thanington to the north of the development site.

To the north and east of the site are the existing residential and commercial centres of Thanington. To the south and west are existing agricultural uses.





### Site Boundaries

A key aspect of the masterplanning work has been to define the area of land required to provide the development at Cockering Farm. The Red Line boundary for the Outline Planning Application represents the outcome of this work and includes the land required to provide the landscape and ecological mitigation areas, and new access roads.

The southern boundary is essentially defined by the existing Cockering Road for the entire length of this boundary. Cockering Road is a rural lane over this section bounded by mature hedgerows.

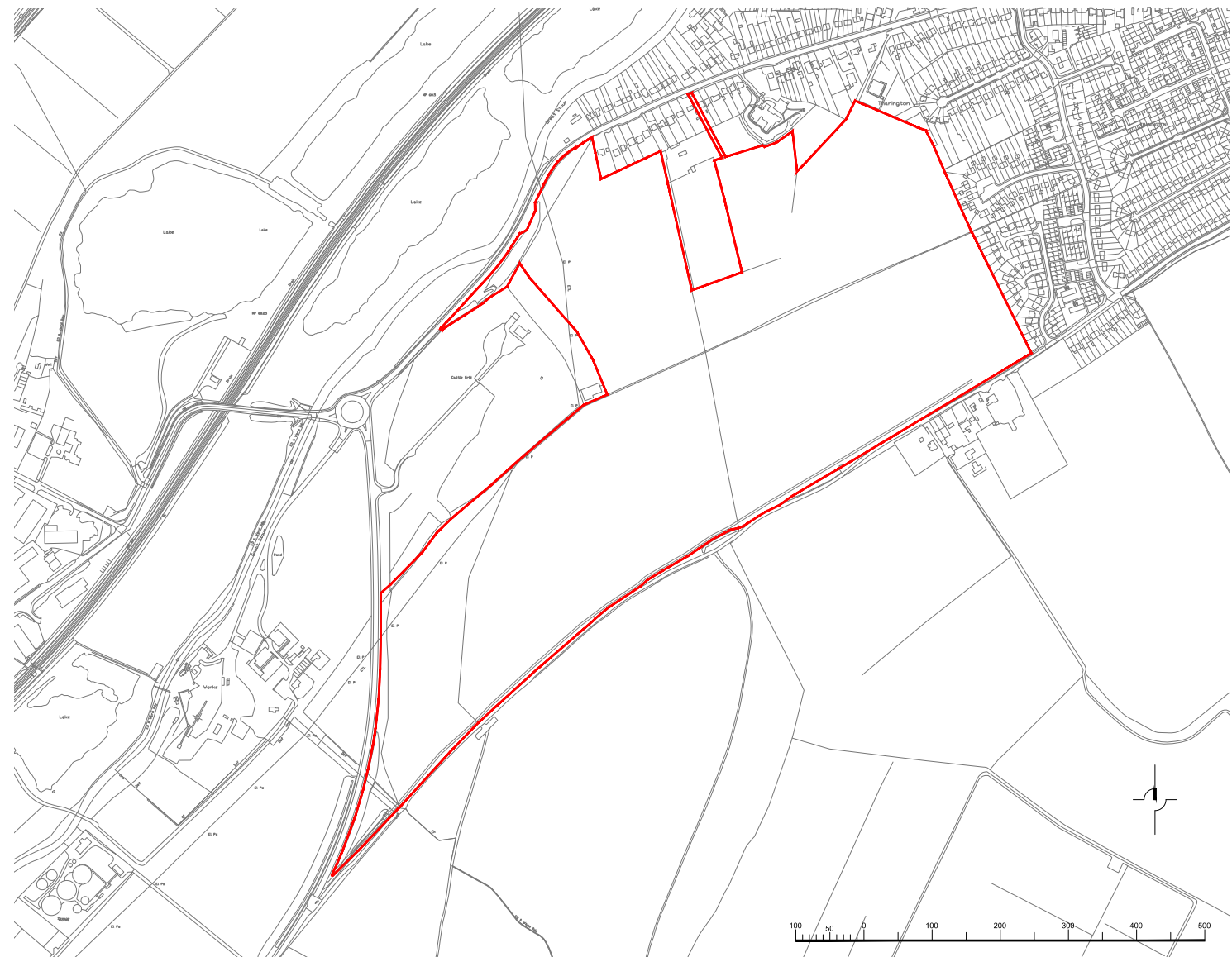
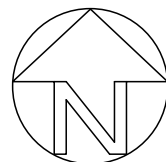
The eastern boundary is formed by the existing residential development forming the western edge of Thanington, with estate closes at Ashenden Close, Manor Close and Bramley Avenue. The rear gardens of the properties abut the site and the boundary is defined by informal fencing.

The northern boundary is defined in part by the existing properties along the A28 Ashford Road, which includes a community centre and residential care home, and to the western edge of this boundary by the A28 and the woodland belt bounding the road.

To the west lies Milton Manor, a country residence in a large parkland setting. At the western extremity, the site is bounded by a new link road, Milton Manor Road.

#### KEY

— Application Boundary



Site Location Plan

### Background and Context

The Masterplan and Design Principles set out within this Design and Access Statement have been prepared within a comprehensive policy and guidance framework provided at both national and local authority level.

A full review of the scheme against each of the relevant policy statements is included within the Supporting Planning Statement, however in summary the following regulations and guidance have informed the design process for the submitted scheme:

- The Town and Country Planning (Environmental Impact Assessment) Regulations 2011, which requires the preparation of environmental statements to accompany certain types of proposals;
- National planning policy guidance in the form of the National Planning Policy Framework (NPPF);
- The local development plan, comprising the saved policies of the Canterbury District Local Plan (2006) and various Supplementary Planning Documents (SPDs) produced by Canterbury District Council; and
- The emerging local development plan.

### National Planning Policy Framework

Relevant national planning policy is to be found in the National Planning Policy Framework (NPPF), which came into effect on 27th March 2012. The NPPF replaces most previous national Policy set out in various Planning Policy Statements (PPS) and Planning Policy Guidance (PPG) documents. It also replaces Circular 05/2005: Planning Obligations.

“The NPPF aims to strengthen local decision making and reinforces the importance of up to date plans. It advises that applications must be determined in accordance with the development plan unless material considerations indicate otherwise, and take account of the requirements imposed by Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70 of the Town and Country Planning Act.

### NPPF Key Principles

Paragraph 17 of the NPPF sets out 12 core land use planning principles that should underpin both plan making and decision taking. The 12 principles are that planning should:

1. Be genuinely plan led, empowering local people to shape their environment and providing a practical framework within which planning decisions can be made;
2. Not simply be about scrutiny, but be a creative exercise in finding ways to improve and enhance the places within which people live their lives;
3. Pro-actively drive and support sustainable economic development to deliver the homes, businesses and industrial units, infrastructure and thriving local places that the country needs;
4. Always seek to secure high quality design and good standard of amenity for all existing and future occupants of land and buildings;
5. Take account of the different roles and character of different areas, promoting the vitality of main urban areas, protecting the Green Belt, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
6. Support the transition to a low carbon future in a changing climate;
7. Contribute to conserving and enhancing the natural environment and reducing pollution;
8. Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided it is not of a high environmental value;
9. Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage or food production);
10. Conserve heritage assets in a manner appropriate to their significance;
11. Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling;
12. Take account of and support local strategies to improve health, social and cultural well being for all and deliver sufficient community and cultural facilities and services to meet local needs.

Para 57 - “It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.”

Para 58 - “...Planning policies and decisions should aim to ensure that developments:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- Are visually attractive as a result of good architecture and appropriate landscaping.”



**Canterbury District Local Plan 2006**

The current Canterbury District Local Plan was adopted in July 2006, most of the policies of which were saved by direction of the Secretary of State in 2009 pending the adoption of an up to date local plan. The saved policies of the 2006 Local Plan constitute the development plan for the purposes of determining the Cockering Farm planning application.

A narrative on the Local Plan Policies can be found in the Planning Statement which accompanies this application. The Planning Statement sets out the case for the Cockering Farm proposal and describes the context for the development of the site as well as explaining the planning policy context for the assessment of the application. It evaluates the proposed development in terms of:

- The principle of development
- Scheme assessment
- Infrastructure and other development requirements
- Future management

It further explains how the proposal will be implemented, including phasing, the infrastructure contributions associated with the S106 agreement and the associated community benefits.

Policies within the adopted Canterbury District Local Plan 2006 pertaining to the Good Design of new developments are covered in Section 6, Preserving, Enhancing And Conserving Our Built And Natural Environments, and comprise:

- Policy BE1: Good Design Principles
- Policy BE2: Place-Making: The Urban Design Approach
- Policy BE3: Design Statements, Development Briefs And Sustainability Statements

**Policy BE1**

The City Council will expect proposals of high quality design which respond to the objectives of sustainable development. When considering any application for development the Council will have regard to the following considerations:

- The need for the development;
- Accessibility and safe movement within the proposed development;
- The landscape character of the locality and the way the development is integrated into the landscape;
- The conservation and integration of natural features including trees and hedgerows to strengthen local distinctiveness, character and biodiversity;
- The visual impact and impact on local townscape character;
- The form of the development: the efficient use of land, layout, landscape, density and mix, scale, massing, materials, finish and architectural details;
- The reduction in energy consumption by means of layout, design, construction and alternative technology;
- Safety and security;
- The privacy and amenity of the existing environment;
- The compatibility of the use with adjacent uses;
- The need to keep the building in use and fit for purpose; and
- Appropriate supplementary planning guidance adopted by the Council.

The proposed development will accord with the above policy objectives and will be demonstrated through this Design and Access Statement.

The proposals have evolved to ensure that access, landscape character and integration of natural features are the key influences on the masterplan.

The form of development has likewise been carefully organised to ensure that concept layout has considered landscape, density and mix, scale and massing to achieve a high quality, landscape led masterplan in accordance with the policy requirements.

**Policy BE2**

In order to ensure that functional, visually successful public realm space is created with a strong sense of place as part of new development, the Council will have regard to the following when considering planning applications:

- The retention and incorporation of PRoW and the creation of a connected open space and pedestrian/cyclist circulation system related, where appropriate, to a landscape framework having regard to safety and security;
- The maximising of opportunity for all areas of the public realm to be subject to natural surveillance;
- The incorporation of landscape design to the frontage of development sites, particularly where they border principal roads;
- New outdoor lighting will be encouraged as a means of improving public safety and enhancing buildings which have a positive impact upon the public realm. Lighting should not adversely affect residential amenity, sites of nature conservation value, or be obtrusive in those rural areas where dark skies are an important part of the nocturnal landscape;
- In order to improve the physical environment of the public realm the Council will encourage the promotion of public art, subject to appropriate consultative and planning considerations. Where new development changes or creates new public places, the Council will expect the provision of public art to be included as part of the proposal.

The proposed development sets out a landscape-led framework which embraces existing PRoW and promotes an expansion to the local movement network to extend and enhance the connectivity in the local area.

Open space is a major influencing factor, focused on maintaining key views into the City, and providing a high quality public realm at the heart of the new development. The landscape design builds on the prevailing natural features and enhances the environment for both public realm amenity and biodiversity.

The detail of how this proposed development complies with this policy will likewise be demonstrated through this document.

### Consultation Draft Local Plan 2014

In June 2014, Canterbury City Council published the Canterbury District Local Plan Consultation Draft document for consultation, and this was subsequently submitted to the Secretary of State for Communities and Local Government on 21 November 2014.

The Local Plan Examination commenced in July 2015 in front of an independent Inspector appointed by the Secretary of State. In August 2015, the Inspector issued his initial findings, which recommended increasing the annual housing provision and finding more sites to ensure a five year supply of housing land. The Inspector particularly referred to three sites which should be considered for allocation. One of these was Land adjacent to Cockering Farm. Further Hearing Sessions were held in September 2016, which produced a series of modifications.

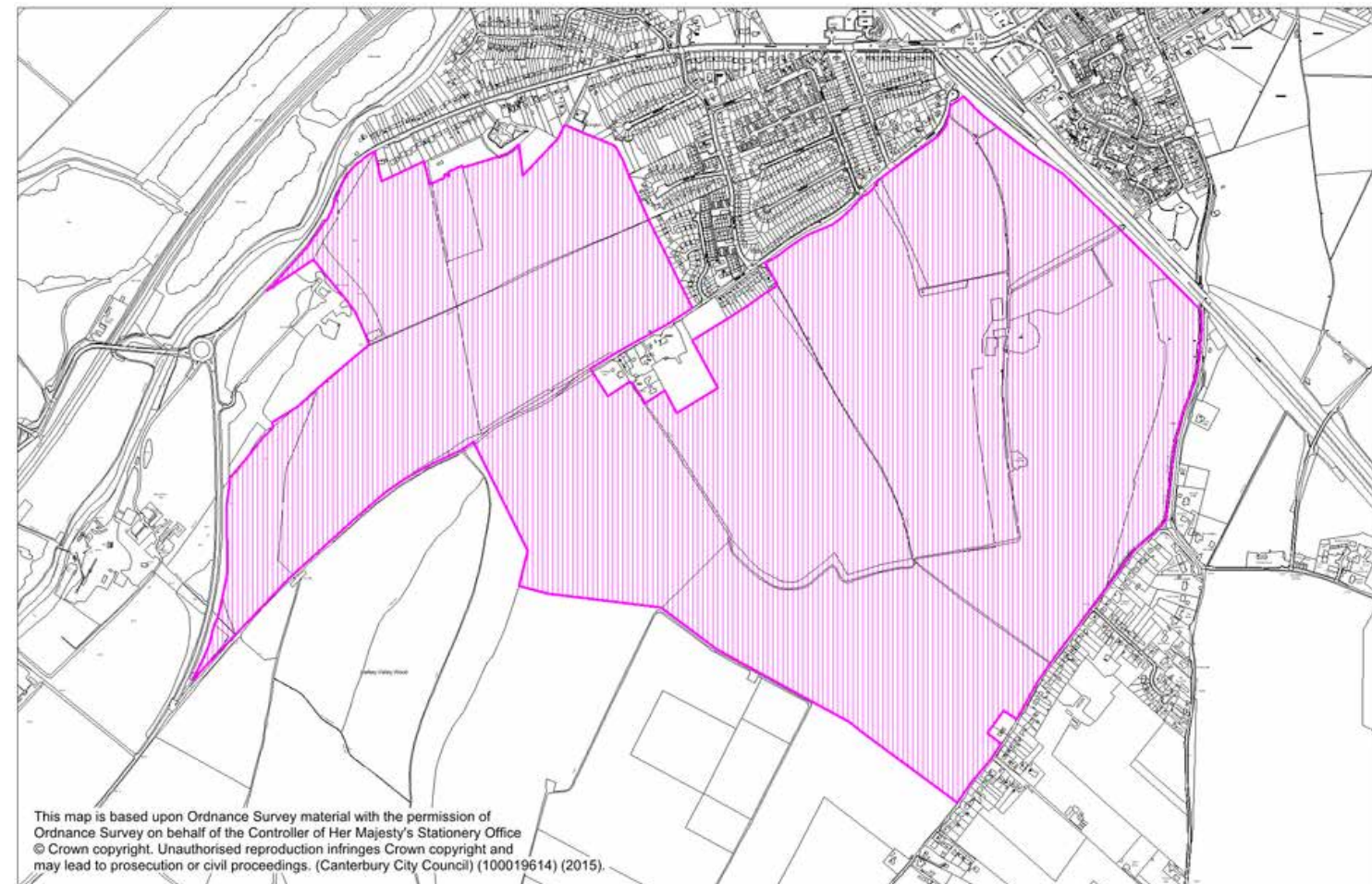
Following the completion of Stage 1 Hearings in mid-2015, the Inspector published his note on the main outcomes on 07 August 2015. Of particular relevance was the Inspector's suggestion that strategic omission or SHLAA sites – including 'New Thanington' – be reconsidered by the Council for allocation. This reflected concerns in relation to housing land supply in the early years of the plan period, which were considered sufficient to call into question the 'soundness' of that initial version of the draft Local Plan. Clarity was also sought by the Inspector in respect of funding for the Wincheap A2 off-slip and A28 Wincheap relief road.

In November 2015, the Council proposed the allocation of the subject site of this application as part of a larger draft strategic allocation (known as 'Site 11 - Land At and adjacent to Cockering Farm, Thanington, Canterbury'). The extent of the draft site allocation is replicated below.

The Inspector's findings were released in December 2016, and are subject to further public consultation in Spring 2017.

The Council's proposed amendment to draft Policy SP3 noted that the proposed allocation of Site 11 would aspire to provide the development cited in below:

Housing:	1,150 dwellings
Employment:	1.5 ha
Infrastructure:	A2 off slip (Wincheap) road improvements Improved/ new road link to Cockering Road Bus and footpath/cyclepath links
Other:	Primary School Community and local facilities Play areas Multi-use games area Allotments New additional woodland planting to enhance the Larkey Valley Local Nature Reserve





**Consultation Draft Local Plan 2014 Policies**

The document will set out the Council's vision for the Canterbury District and how it will develop up until 2031. The Council's intention is that the vision and policies in the plan will shape the future of development in the district including homes, businesses, shops and leisure facilities.

Policies within the Canterbury District Draft Local Plan 2014 pertaining to the Good Design of new developments are covered in Chapter 8, Design and The Built Environment. Although not an exhaustive list, the following policies are relevant to the matters discussed in this Design and Access Statement

- Policy DBE1 Sustainable Design and Construction
- Policy DBE2 Renewable Energy
- Policy DBE3 Principles of Design
- Policy DBE4 Modern Design
- Policy DBE5 Design and Access Statements
- Policy DBE6 Sustainability Statements
- Policy DBE7 Residential Space Standards
- Policy DBE8 Inclusive Design
- Policy DBE9 Residential Intensification
- Policy DBE11 Public Realm
- Policy DBE12 Public Open Space
- Policy DBE13 Outdoor Lighting

**Policy DBE1 Sustainable Design and Construction**

All development should respond to the objectives of sustainable development and reflect the need to safeguard and improve the quality of life for residents, conserve resources such as energy, reduce/minimise waste and protect and enhance the environment.

The City Council will therefore require development schemes to incorporate sustainable design and construction measures and must satisfy the criteria set out below:

- Schemes must take account of the checklist in table D1 and demonstrate how sustainable construction and design principles have been incorporated into their proposals;
- New build housing should be constructed to meet the Code for Sustainable Homes level 4 and should be compliant with the current building regulation standards which currently aim to have zero-regulated CO2 emissions from the regulated use of energy for all new build houses from 2016;
- Non residential developments should meet a 'very good' BREEAM rating from 2012 and an 'excellent' rating from 2015;
- New developments will also need to be resilient to climate change through the inclusion of appropriate climate change adaptation measures. These could include flood resilient measures, solar shading and drought resistant planting, limiting water runoff, reducing water consumption and reducing air pollution.

**Policy DBE2 Renewable Energy**

In determining applications for the development of renewable or micro-generation equipment, the City Council will expect applicants to:

- Avoid any adverse impacts (visual, aural, olfactory) or cumulative impact where appropriate;
- Have given weight to the environmental, social and economic benefits
- Have minimised the visual impact in respect of the layout and design of the development;
- Ensure that the development will not have a significant adverse effect on the amenity of local residents;
- Ensure that the installation would not have an adverse cumulative impact on the environment by reason of proximity to other existing or proposed renewable energy developments.

**Policy DBE3 Principles of Design**

The distinctive character, diversity and quality of the Canterbury District will be promoted, protected and enhanced through high quality, inclusive, design which reinforces and positively contributes to its local context creating attractive, inspiring and safe places.

The City Council will expect all development proposals to be of high quality design and will assess proposals against the following considerations:

- The character, setting and context of the site and the way the development is integrated into the landscape;
- The conservation, integration, extension, connection and management of existing natural features including trees and hedgerows to strengthen local distinctiveness, character and biodiversity;
- The visual impact including the impact on local townscape character and the skyline;
- The form and density of the development: the efficient use of land, layout, landscape, density and mix, building heights, scale, massing, materials, finish and architectural details including proposed lighting schemes;
- The provision of visually interesting frontages at street level;
- The privacy and amenity of neighbouring buildings and future occupiers (including overshadowing, outlook and sunlight);
- The provision of appropriate hard and soft landscaping;
- The impact of noise, dust and vibration from the development or neighbouring uses including polluting elements such as noise, air and light;
- The provision of appropriate amenity and open space;
- The safe movement within and around the proposed development, and
- Accessibility: buildings and places should meet the highest standards of access and inclusion;
- Parking arrangements conform to the latest adopted vehicle parking standards;
- The proposed development does not have a detrimental effect on the highway network in terms of congestion, road safety and air quality;
- The compatibility of the proposed development with other adjacent uses.

### Policy DBE4 Modern Design

Proposals for new modern design will only be granted where the building design is of high quality. Any new proposals will be expected to demonstrate:

- High quality design solutions appropriate to the site;
- Attention to the quality and appropriateness of materials, methods of construction, finishes and architectural detailing reflecting the local context;
- Visual interest when viewed as a whole and in detail;
- Attention to proportions, scale, form and massing;
- The impact on the skyline from short and long distance view points;
- Integration between the different parts of the building to create a coherent whole; and
- The impact on local amenity.

### Policy DBE7 Residential Space Standards

All new housing proposals should have an acceptable standard of accommodation in terms of internal layout, room sizes and amenity space. Residential accommodation should meet the minimum space standards set out in table D3. In addition developments should provide:

- Storage space and space for refuse and recycling
- Facilities for covered cycle parking
- Outdoor space for private and communal use

The City Council will expect at least 20% of all residential developments to be built to Lifetime Home Standards spread equally between all tenure groups.

### Policy DBE11 Public Realm

In order to achieve high quality design of the public realm, development proposals will be expected to:

- Reinforce or enhance the established character of the area;
- Integrate with existing path, circulation networks and patterns of activity and permeability;
- Integrate with the existing landscape setting;
- Respond to contextual features and be locally distinctive;
- Contribute to a safe and secure environment;
- Be accessible and usable to people with varying mobility requirements;
- Create attractive, manageable, well functioning spaces within the site.

### Policy DBE5 Design and Access Statements

Design and access statements shall be submitted with planning applications setting out the principles used in the scheme to relate the development within and to its context, including the issues set out in paragraph 8.28. This will apply to all planning applications, where the development is visually significant or is significant to its neighbours.

### Policy DBE8 Inclusive Design

The City Council will require developments to meet the highest standards of accessibility and inclusion. Developers should ensure that developments:

- Can be used safely and easily by all;
- Are convenient, welcoming and enjoyable to use independently without special treatment;
- Are flexible and responsive so that people can use them in different ways;
- Are realistic and recognise that one solution may not work for all.

### Policy DBE12 Public Open Space

In order to ensure that functional, visually successful public open space is created with a strong sense of place as part of new development, the Council will expect developments to incorporate the following:

- The retention and incorporation of public rights of way and the creation of a connected open space and pedestrian/cyclist circulation system related, where appropriate, to a landscape framework having regard to safety and security;
- The maximising of opportunity for all areas of the public realm to be subject to natural surveillance;
- The incorporation of landscape design to the frontage of development sites, particularly where they border principal roads;
- In order to improve the physical environment of the public realm the Council will expect the promotion of public art, subject to appropriate consultative and planning considerations. Where new development changes or creates new public places, the Council will expect the provision of public art to be included as part of the proposal.

### Policy DBE6 Sustainability Statements

Sustainability statements including an energy statement, will also be required in appropriate circumstances, particularly with applications for major development, and should demonstrate how the proposal has responded to the objectives of sustainable development and taken into account the checklist in table D1.

In addition, a Sustainability Statement will be required for all the strategic sites identified in policy SP3.

### Policy DBE9 Residential Intensification

The principle of residential intensification will only be acceptable if:

- The site is in an existing residential area;
- The site has been allocated for housing;
- And the development would not conflict with other policies in the Local Plan.

The development should take account of the guidance given in the paragraphs below and the Council's Residential Intensification Design Guide (2008).



### Policy DBE13 Outdoor Lighting

Proposals for new outdoor lighting or new developments which include outdoor lighting will only be permitted where it can be demonstrated that:

- It has been designed to minimise light glare, light trespass, light spillage and sky glare through using the best available technology to minimise light pollution and conserve energy.
- It does not adversely impact residential amenity;
- It does not adversely affect sites of nature conservation interest and/or protected and other vulnerable species and heritage assets;
- It does not adversely impact on protected landscapes or those areas where dark skies are an important part of the nocturnal landscape;
- The lighting levels do not exceed the levels recommended by the ILE in the relevant environmental zone as set out in Appendix 5;
- It does not have an adverse impact on long distance views or from vantage points.

In addition the City Council will expect proposals to demonstrate that they have had regard to the checklist set out in paragraph 8.99. For large developments involving outdoor lighting or those developments in or adjacent to sensitive locations, the City Council may require a Lighting Strategy to be submitted.

Overall there is much to commend in Chapter 8 of the CDLP Publication 2014, as the underpinning philosophy is suitably modern and relevant. It will ensure that all new development will be attractive, functional and sustainable.

The draft policies set out the Council requirements in considerably more detail than the Adopted Plan, and cover a wider range of topics to be complied with. These will be discussed in later sections of this document.

In the interim, it is acknowledged there are a few areas of the draft policies which will no doubt be the subject of further scrutiny through the examination process. For example, Policy DBE1 requires new build housing to achieve Code for Sustainable Homes Level 4. The Government, under its Housing Standards Review, has now withdrawn the Code, aside from the management of legacy cases. As a consequence, local planning authorities can no longer apply or adopt any policy requiring a particular Code Level to be met. The Housing Standards Review intends the introduction of national technical standards for the construction of new houses, aimed at streamlining the range of building standards applied locally across the country by different planning authorities. The proposed development at Cockering Farm will aim to comply with emerging policy and promote an exemplar approach to Sustainability.

Draft Local Plan policy DBE7 requires all new housing proposals to adopt an acceptable standard of accommodation with a further requirement for at least 20% of all residential development schemes to be built to Lifetime Homes Standards. There is concern that being prescriptive is premature as space standards are currently being consulted on as part of the Housing Standards Review.

The Policies for High Quality Design, as described in Chapter 6 of the Adopted Local Plan and Chapter 8 of the CDLP Publication 2014, set out the criteria for the delivery of a high quality design in new development.

The proposals at Cockering Farm have been developed to consider and take into account both these adopted and emerging policies in the urban design process, accepting the emerging policies may be modified as the Draft Local Plan progresses.

The promotion of this site demonstrates a commitment to bringing forward a comprehensive mixed-use redevelopment of the site consistent with the Council's socio-economic and environmental objectives, as well as the objectives set out in the policies for Design Guidance.

This promotion has considered the planning policy context and objectives defining sustainable development in Canterbury District and illustrates how the current masterplan has been designed to meet the identified objectives.



### Guidance Informing Design

In addition to the Design Policies set out in both the adopted and emerging Local Plans, a number of other guidance documents have informed the progression of the urban design and masterplanning process. These are set out below.

### Supplementary Planning Documents (SPDs)

Canterbury District Council have produced Supplementary Planning Documents to inform and guide design on the following topics:

- Outdoor Lighting
- Development Contributions
- Sustainable Construction
- Heritage, Archaeology & Conservation

The Hilltop Community Design Statement - 2006 was produced by the local community in the area bounded by New House Lane and Iffin Lane to illustrate the distinctive character of the area. This document was adopted as a SPD by Canterbury City Council in 2006.

### Supplementary Planning Guides (SPGs)

Canterbury District Council have produced Supplementary Planning Guides to inform and guide design on the following topics:

- Trees and Development
- Crime Prevention Through Design

### Development Briefs and Principles

Canterbury District Council produce overarching guidance for major development and area action plans. No such guidance documents have been produced for the Thanington and Wincheap areas of the City.

### Kent Design

The Kent Design Guide was produced in 2006, and seeks to provide design guidance to assist the procurement of development, to encourage new development to respect and fit in with the character of traditional Kent towns and villages and to provide guidance for the design of new places.

The document contains specific guidance in relation to the principles of spatial organisation, encouraging permeability and legibility of layouts, encouraging continuity of frontages and considering the relationships of houses to roads, and encouraging a balanced approach to vehicle movement and car parking. It also promotes a pragmatic approach to development control matters such as internal privacy, daylight and sunlight, garden sizes and distances between houses.

### Parking Standards

Parking on site would be provided with reference to existing local parking standards. A review of the Canterbury City Council website suggests that the most recent parking strategy for Canterbury makes reference to parking standards contained in the SPG4 document adopted by KCC in 2006.

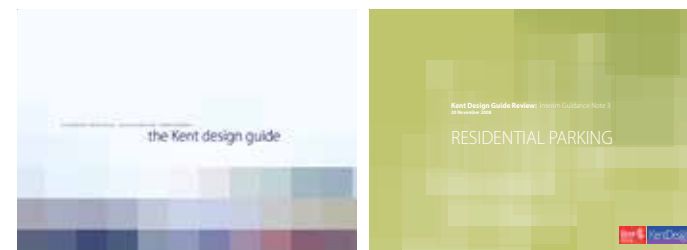
Since the adoption of SPG4 a further document has been adopted by KCC. Interim Guidance Note 3 (IGN3) now defines residential car parking standards for Kent and supersedes SPG4 in this respect.

In accordance with this, the proposals for the development at Cockering Farm will make reference to SPG4 for non residential parking standards and IGN3 for residential parking standards, under the category “suburban”.

### Design Guidance

A wide range of guidance documents are available, giving information and advice on issues relevant to the development of the site. These cover diverse topics and range from the general to the specific. Therefore, while a general familiarity with all relevant guidance has been important, a number of key publications have been identified as core documents. These in turn have informed the identification of a set of Key Principles for development which are set out in Chapter 3 of this document.

- Urban Design Compendium - English Partnerships and the Housing Corporation, (2007)
- Safer Places: The planning system and crime prevention ODPM, (2004)
- Meeting Part M and designing Lifetime Homes - Joseph Rowntree Foundation, (1999)
- The Green Guide to Housing Specification Building Research Establishment (BRE), (2000)
- The Green Guide to Specification - BRE, (2008)
- Building for Life - Delivering great places to live: 12 questions you need to answer Commission for Architecture and the Built Environment (CABE), (2007)
- By Design - Urban design in the planning system: towards better practice - Commission for Architecture and the Built Environment (CABE), (2000)
- Manual for Streets Department for Transport, and Community and Local Government, (2007)
- Car Parking: What works where - English Partnerships, (2006)
- The Kent Design Guide - Kent Design Initiative (2005)



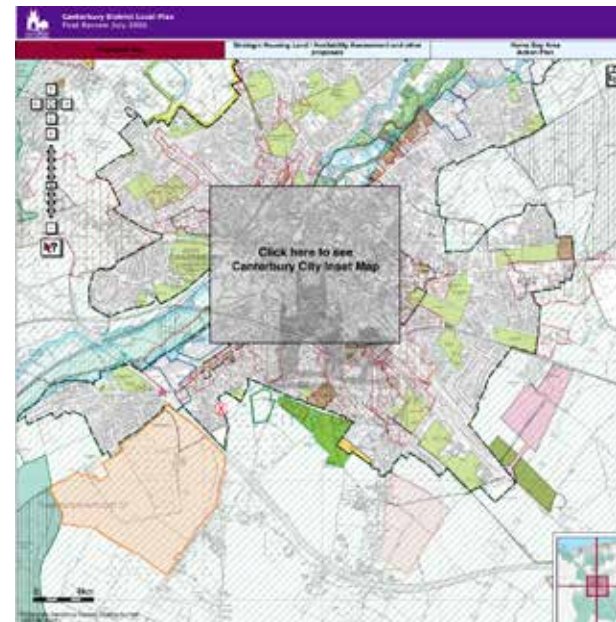


### Site Promotion

The landowners have contributed to the planning process for the expansion of Canterbury over a number of years. The development site has been promoted as an integral part of the expansion of Canterbury to the south and west. An earlier promotion in 2010 proposed two development options for a larger Sustainable Urban Extension in response to the requirements of the South East Plan and the Canterbury City Council Core Strategy to deliver new homes.

The Core Strategy recognised that transport was a key issue to be resolved and considered the development of greenfield sites to allow for the delivery of significant transport infrastructure such as highways improvements. This earlier promotion introduced the potential to deliver Park and Ride facilities which would enable regeneration at Wincheap. The Core Strategy also investigated the possible location, of the fourth Park and Ride facility for London A2 traffic, at Cockering Road.

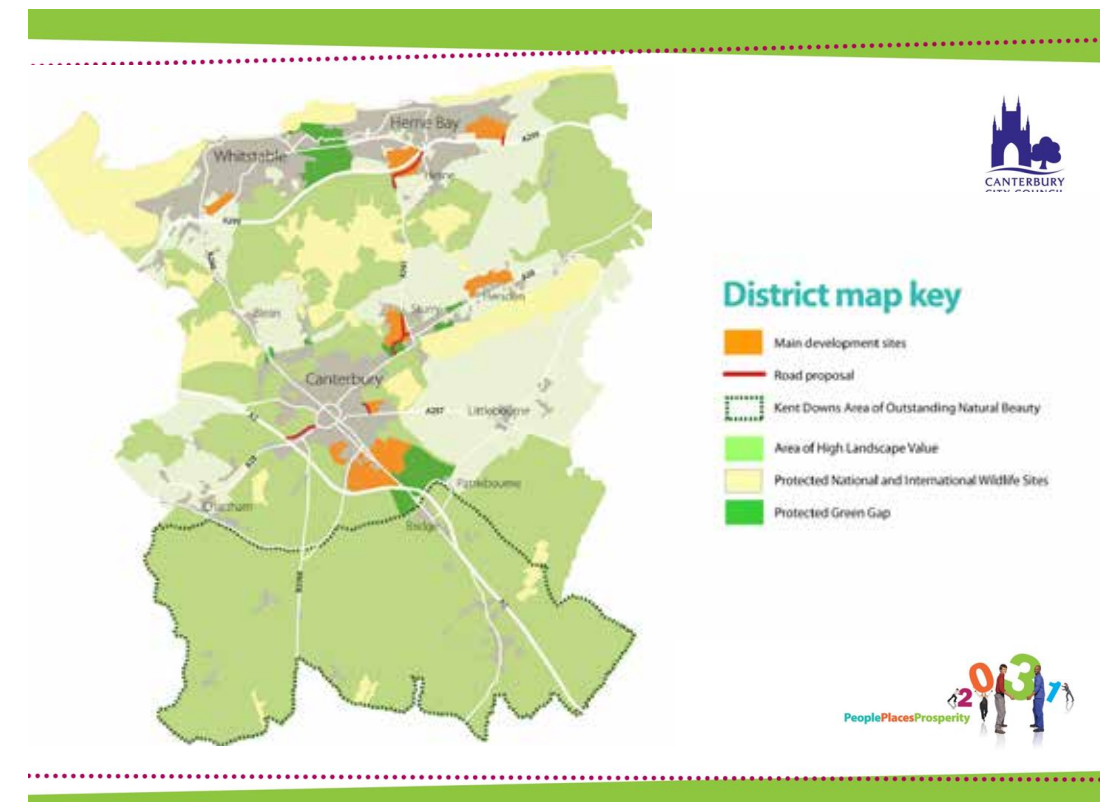
The earlier Core Strategy also identified that brownfield elements would not provide sufficient land for the level of development required. It concluded that greenfield sites such as Cockering Farm were identified as a sustainable development option, with such large sites having ease of delivery and being able to deliver infrastructure requirements, whilst having the potential for positive impact on the city centre and delivery of low density family housing.



Canterbury Proposals Plan 2006



Earlier Promotion Masterplan



Canterbury Proposals Plan 2014



### Summary Of Community Involvement Aims

The Government has made it clear through the National Planning Policy Framework (NPPF) (paragraphs 69 and 188-195) that developers should be encouraged to undertake public consultation. Paragraph 188 entitled 'Pre-application engagement and front loading' states:

'Early engagement has significant potential to improve the efficiency and effectiveness of the planning system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.'

Paragraph 189 of the NPPF continues:

'Local Planning Authorities have a key role to play in encouraging other parties to maximum advantage of the pre-application stage. They cannot require a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they do offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community before submitting their applications.'

The community involvement process was designed so that members of the public were able to take an active role in the evolution of the proposal and their feedback could have a genuine influence on the scheme prior to a formal planning application being lodged with Canterbury City Council.

Canterbury City Council adopted its Statement of Community Involvement (SCI) in April 2007 and 2013. Under section 7.2 'Pre-application discussions for complex proposals in particular help to provide a greater understanding of issues and provide a transparent approach to decision making. Involving our community before an application is made allows them to influence developments as they are being designed and generally input into the process. We will therefore encourage applicants to involve the community at this stage on appropriate proposals but will also ensure that the council operate a 'watching brief' to ensure impartiality. We will expect applicants to include statements of pre-application discussions as appropriate, in the formal submission of any applications.'

### Public Consultation

As part of the planning promotion process, Quinn Estates Ltd has undertaken public consultation with the local communities and the Local Planning Authority, in line with guidance. Quinn Estates Ltd are committed to consulting with the local community regarding the proposed development of land at Cockering Farm for a mixed-use development. Consultation has included discussions with local councillors, local residents, businesses and interested organisations. In addition, discussions have been held with the planning team at Canterbury City Council. The applicant has sought to engage with key stakeholders throughout the pre-application and consultation phase.

Pre-application consultation with the local community has included a public exhibition in the Thanington Resource Centre on 21 November 2016.

Throughout the pre-application process, the applicant employed a variety of methods and approaches in accordance with best practice. The evolution of the scheme clearly demonstrates that the local community influenced the final submitted design. The most significant changes to the scheme include the following:

- Review and enhanced the buffer strips in respect of separation distances;
- Considered additional vehicular and pedestrian accesses;
- Introduced off site pedestrian and cycle links to existing footpaths/cycleways;
- Reviewed accesses to adjacent land uses;
- Created additional parking for adjacent residents within the development site adjacent to the Cockering Road site entrance;
- Increased separation between the development site and Larkey Wood SSSI;
- Created a Linear Park to acknowledge the existing World Heritage Site;
- Increased the size of the community park land; and
- Considered the off-site highway improvements along the A28 Wincheap corridor, and agreed to make a financial contribution to these.

### Statement of Community Involvement (SCI)

A Statement of Community Involvement (SCI) has been prepared to provide additional information in support of the planning application for the proposed development at Cockering Farm.

This document explains how the local community has been involved and consulted and describes the feedback which has been received. A number of further technical consultations have also taken place. Whilst not referred to in this statement, these technical consultations have assisted in the evolution of the scheme and are referenced separately in the supporting technical reports.

The SCI outlines the requirement for public consultation for a planning application prior to its submission and states that this may include exhibitions, mail drop/leaflets and the production of consultation documents.

The involvement of Council Officers and Members in pre-application discussions is encouraged. The involvement of representatives of the Council planning department in any consultation process is also encouraged. Officers are able to advise on the principle of the development and provide planning advice on its form and content. Members are also encouraged to engage under the Localism Act.

Canterbury Council considers that all applications should demonstrate how comments resulting from consultation have been incorporated in the proposals or, if not, to clearly explain the reasons why issues have not yet been resolved.

### Consultees

The list of consultees included the following:

- Canterbury City Council Elected Members and Officers;
- Thanington Without Parish Council;
- Local Residents;
- Kent County Council including Elected Members and Officers;
- Kent County Council Highways;
- Chartham Parish Council;
- HIMN Association;
- Environment Agency;
- Southern Water;
- English Heritage;
- Kent Police;
- Locate in Kent;
- Ashford Road Community Association;
- Wincheap Society;
- Thanington Neighbourhood Resource Centre;
- Alliance of Canterbury Residents Association; and
- Local MP.

### Public Exhibition

The applicant undertook a public exhibition as part of the public consultation process. The primary purpose of the exhibitions was to engage with local residents, providing the opportunity for them to view and comment on the draft proposals.

The applicant undertook an exhibition showing plans of the site and draft images of the proposals. The presentations are shown on the following pages.

The event was held on 21 November 2016, from 4.30pm – 7.30pm.

The event was extensively advertised via the following media:

- Flyer drop on 7th, 15th and 16th November 2016;
- Emailed flyer to Thanington Without and Chartham Parish Council;
- Email invite to all district councillors, planning officer, head of planning and MP; and
- Four adverts in the Kentish Gazette.

The exhibition was attended by approximately 96 local residents, including members of the parish council. The applicant had consultants available to answer questions raised. They included:

- Mark Quinn (Applicant);
- Alastair Cracknell (Applicant);
- Huw Evans (Applicant);
- Tom Dawes (Applicant);
- Hamish Buttle (Applicant);
- Victoria Swift (Applicant);
- Simon Reynolds (Applicant);
- Richard Blackwell (Applicant);
- Brian Sutherland (Masterplanning Consultant);
- Gary Heard (Transport consultant);

### Feedback

Feedback forms were provided on stands with tables and chairs available to enable all attendees to notify the applicant of any issues they felt were relevant.

A member of the Applicant team was at the entrance/exit and counted visitors in. The feedback forms could be completed on the day or returned back to the Applicant by post.

### Conclusion

The Applicant designed a consultation strategy that is NPPF compliant and that satisfies the requirements of Canterbury City Council. The Applicant executed this strategy during the promotion period.

It is evident that following feedback from key stakeholders the plans that have been submitted have been amended to reflect the comments received.



Quinn  
Estates

## Introduction

Welcome to our Public Exhibition on proposals for a mixed-use development at Cockerling Farm, Cockerling Road, Thanington, Canterbury.

**The proposals are for a mixed use development scheme comprising the following:**

- For up to 400 dwellings;
- Up to 40,000 sq ft of B1 commercial floorspace;
- Highways improvements to alleviate the local existing traffic situation along the A28;
- Provision of community parkland; and
- Provision of a community building.

We have a series of exhibition boards showing the proposals with members of the project team on hand to assist. We also have a feedback form which we would kindly ask you to fill in and we will then carefully consider the feedback where possible and address the suggestions by modifying the scheme before submitting a planning application.

Quinn  
Estates

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[www.quinn-estates.com](http://www.quinn-estates.com)

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## Masterplan

01227831212  
[www.qun-n-estates.com](http://www.qun-n-estates.com)



A public consultation on a  
proposed mixed-use  
development scheme at  
**Cockering Farm, Cockering  
Road, Canterbury**

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The proposals are for a mixed-use development including:

- For up to 400 dwellings;
- For up to 40,000 sq ft of B1 commercial floorspace;
- Highways improvements to alleviate the local existing traffic situation at the A26;
- Provision of a community parkland; and
- Provision of a community building.

We have organised a public exhibition to give the local residents and stakeholders an opportunity to see and discuss our proposals. The aim is to understand the views and ideas of the stakeholders so that the scheme can reflect them.

The event will be held on:

**Monday 21st November - 5pm - 7.30pm**

At **Thurington Neighbourhood Resource Centre, Thurington Road, Canterbury, CT1 5SE**

For more information please contact:

**01227 831 212 | [www.quinn-estates.com](http://www.quinn-estates.com)**

The image is a flyer for a public consultation. At the top left is a circular logo with a grey background and a white border. Inside the circle, the word 'Quinn' is written in a large, white, serif font, and the word 'Estates' is written below it in a smaller, white, sans-serif font. To the right of the logo, the text 'A public consultation on a proposed mixed-use development scheme at Cockerling Farm, Cockerling Road, Canterbury' is written in a black, serif font. Below this text is a horizontal line. Under the line, the text 'The proposals are for a mixed-use development including:-' is followed by a bulleted list of five items: '• For up to 400 dwellings;', '• Up to 40,000 sq ft of B1 commercial floorspace;', '• Highways improvements to alleviate the local existing traffic situation along the A26;', '• Provision of a community parkland, and', '• Provision of a community building.' Below the list is another horizontal line. Under this line, a paragraph of text reads: 'We have organised a public exhibition to give the local residents and stakeholders an opportunity to see and discuss our proposals. The aim is to understand the views and ideas of the stakeholders so that the scheme can reflect them.' Below this paragraph is a final horizontal line. Under the line, the text 'The event will be held on:' is followed by the date and time 'Monday 23rd November - 5pm - 7:30pm' in a bold, black, sans-serif font. Below this is the address 'At Thanington Neighbourhood Resource Centre, Thanington Road, Canterbury, CT1 3SE' in a smaller, black, sans-serif font. At the bottom of the flyer, the text 'For more information please contact:' is followed by the phone number '01227 831 212' and the website 'www.quinn-estates.com' in a bold, black, sans-serif font.



## Transport

### Transport Synopsis

Experienced consultants have been appointed to consider matters of highways impact in the context of the preliminary work undertaken by Quinn Estates, including scoping discussions held with KCC Highways.

### Introduction

The development of an access and movement strategy for the site at Cockering Farm will be at the forefront of its delivery and in managing the wider transport effects of the scheme. This is explained in greater detail on the Windway Area proposed highways opportunities display. The proximity of the site to the city centre means that the wider impacts on Carterbury can be more effectively managed and mitigated than for other proposals that have longer journeys to the city centre. This will be through the encouragement of walking, cycling and bus travel to the city centre.

### Vehicular Access and Movement

The development will be directly accessed by vehicles using a new spine road that will pass through the site from Milton Manor Road, in the west, to Cockering Road, in the east. Following discussions with officers at KCC, the spine road will be designed so that it can perform a dual purpose in providing a direct access to the development, whilst providing an alternative route for a proportion of background traffic currently on the A26.

Whilst the spine road will be designed so that it offers a degree of relief and mitigation to the A26 to the north, it will not perform the role of a primary route for background traffic currently on the A26. A series of traffic management measures will be installed along the length of the spine road to manage its use as a through route.

To the west it is proposed that the spine road will form a new roundabout on Milton Manor Road. This junction will be designed to appropriately serve the development plus a proportion of background traffic. To the east it is proposed that the spine road will tie in to the existing Cockering Road where by Cockering Road will be re-aligned to give way to the spine road. The link will then combine with proposals within the approved Thanington Park scheme to access the A2, the A26, Wincheap and the City Centre.

### Walking and Cycling Access and Movement

The new spine road will provide footways and cycleways alongside its length, therefore providing access for these modes at Milton Manor Road and Cockering Road. It is proposed that a new walking and cycling route will be provided from the site access and head north alongside Milton Manor Road. This will link to the Milton Manor roundabout to the north and thereafter the existing walking and cycling route alongside the river, leading to the city centre. Further walking and

cycling access points are currently being considered to connect the site with the A26 to the north and the Thanington Park site and A2 underpasses to the east. This walking and cycling infrastructure will benefit the new residents of the site and will facilitate walking and cycling trips made within the wider area, including connectivity with the Thanington Park site to the east.

### Public Transport Access and Movement

It will be important to connect the site to the public transport system that serves the city. It is proposed to serve the site with a bus service that enters the site and passes along the spine road. This may be an extension to an existing bus service, an extension of the service that will serve Thanington Park, or a new bus service funded by the development. Such a provision will ensure that all residents within the site are within a short walking distance of a regular bus service to the city centre. The intention is for the Park and Ride to act as a hub and local services operate from there.

### Traffic Flows

Traffic around Carterbury is already congested in places, and finding ways to allow much needed growth to occur in the City is difficult. The A26 corridor from the south is certainly a busy route, but observation shows that traffic continues to move along this part of the network, albeit slowly, during peak periods.

The development will create additional trips on the local road network. Overall, the development is forecast to generate a demand of around 250 car trips in the morning peak hour, and around 275 in the evening. This equates to around 4 to 5 cars per minute which will then spread out onto the surrounding network.

However, the development will also facilitate improvements to the overall transport network that wouldn't otherwise be able to come forward. This is likely to include contributions to the wider Carterbury County Council Transport Strategy to deliver the missing gap at Wincheap and a grantway system within Wincheap.

It is also expected that some of these car trips will be offset by existing car trips that switch to public transport, walking and cycling as a result of the new infrastructure and services that will be implemented by the development.



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## Planning Summary

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for the country and how these are expected to be applied.

This document sets out the Government's objectives to boost the supply and delivery of housing to support economic growth and meet housing need. It specifically requires Local Planning Authorities (LPAs) in their Local Plan to include the following:

- To identify the housing need for the Borough, and
- To identify a supply of sites to provide 5 years' worth of housing land supply against the identified housing need target.

In line with the NPPF, Carterbury City Council (CCC) published its 'Emerging Local Plan' for Carterbury District Local Plan Publication Draft 2016. However, the Planning Inspector suspended the Examination in Public in August 2016 as CCC could not demonstrate a 5-year supply of deliverable sites against its housing need.

In November 2015, in response to the Inspector's comments CCC published the 'Proposed Amendment' document. The document identified a number of additional strategic sites which were deemed most suitable, readily available and deliverable to help provide a 5-year supply of housing.

Within the draft 'Proposed Amendment' document this site (which is part of a wider site) is allocated for mixed use development. The allocation includes periods to the north and south of Cockering Farm. A planning application has already been approved to develop the southern parcel for the erection of 750 new residential units, B1 bounspace, A1 to A5 uses, primary school, new Pigeons Hospice comprising 20 beds and 60 bed nursing home, community and leisure uses (G1 and C2), associated public open space and transport infrastructure (which includes an extended west bound slip road on the A2).

The wider allocation of which this site forms part is allocated specifically to provide the following development:

- 1,150 dwellings;
- 1.5 ha of employment;
- New infrastructure; and
- Other community uses (primary school, community facilities, multi-games area, allotments and new woodland planting).

The Local Plan EIP has now finished and the Planning Inspector's report is awaited. It is anticipated that the Inspector will report in December 2016.

The following indicative master plan has been produced by CCC which shows the location of the land uses:



As confirmed by the Planning Inspectorate, CCC needs to significantly increase the number of dwellings to meet the existing and future needs of the Council's jurisdiction.

The development of this site for up to 400 houses and commercial floor space will contribute to the pressing need for new homes and employment uses within the Borough, and so will be capable of making an early contribution to the present identified shortfall in housing sites. The site is under the control of Quinn Estates and is deliverable in the short term for development purposes.

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## Landscape, Ecology & Flooding

### Existing situation

The site comprises an irregular shaped parcel of land extending from the built-up area of Thanington to Cockering Road which defines the southern boundary of the site and up to the wooded edge of Milton Manor and Milton Manor Road which defines the western boundary of the site. The site includes a number of open arable fields, hedgerows and areas of young scrub / coppice / woodland adjoining Cockering Road to the south, the A26 to the north and Milton Manor Road to the west. Milton Manor and immediately surrounding land is excluded from the site.

The site lies approximately 2.2 kilometres to the south-west of Carterbury City Centre. To the north of the site lies open farmland/countryside, consisting of areas of fruit orchards and areas of woodland. To the west of the site lies Milton Road roundabout with further areas of low lying countryside. To the south of the site, beyond Cockering Road, lies areas of open farmland and woodland including Larkley Valley Wood. The boundary of the Kent Downs AONB lies approximately 2.85 kilometres to the south of the site.

The topography of the site is undulating and is focused on a steep sided dry valley that extends through the central parts of the site in a north-east to south-west direction. The lowest part of the site is situated in the north-eastern corner. To the north, the land sits on the Great Ouse valley floor at about 10 metres AOD before rising to a low north-east to south-west orientated ridge line. To the south the landform is gently undulating before rising to the south within the Kent Downs AONB.

### Landscape Proposals

The development of the site for housing and commercial floorspace and associated infrastructure provides an opportunity to enhance and improve the landscape and biodiversity of the immediate area south-east of Thanington, Carterbury through the following -

- The retention and enhancement of existing hedgerows and trees and the introduction of new trees, hedgerows and areas of shrub and grassed areas, where appropriate, to contribute to local landscape character;
- The maintenance of existing or provision of new structural tree/shrub and hedgerow planting to contribute to local microclimate management;
- The incorporation of new tree and shrub planting through the development to mitigate the visual impact of the development and assimilate it into the site and the surrounding landscape;
- The provision of a landscape which maintains and supports wildlife habitat and diversity; and
- To provide residential amenity and garden areas for the new residents whilst safeguarding the amenities of existing residents within Thanington.

### Foul Drainage

Discharge is currently taking place with Southern Water to wastewater capacity levels within the existing public sewerage network. There is the potential for any upgrades to the existing network which may be required to accommodate these flows. Any such upgrades will be delivered through the normal planning and legal frameworks as set out in the Water Industry Act 1991.



Altitude/Topography Proposed appropriate for this site

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# 02 ASSESSMENT

### The Site

The application site occupies an area of 41.75 hectares, outlined in yellow on the adjacent plan.

The site is located approximately 2.45 kilometres south-west of Canterbury City Centre and adjoins the Thanington area of the City to the east. Thanington is connected to the urban area of the City via Wincheap, although Thanington is separated from Wincheap by the course of the A2. Bus services run along the A28 through Thanington and Wincheap to the City Centre. The railway stations at Canterbury East and West are, respectively, 1.88 kilometres and 2.63 kilometres north-east of the site.

Cockering Road forms the southern boundary of the site for much of its length. The eastern boundary is formed by the existing housing development of Thanington, with rear gardens of the houses backing onto the existing field. The northern boundary is formed in part by the existing ribbon of houses fronting the A28 Ashford Road. This boundary also abuts the A28. The north western boundary is formed by the land ownership of Milton Manor and the western boundary is formed by Milton Manor Road.

The site is in arable agricultural use and there are no buildings on the site. There are no public roads across the site and one public footpath runs from Milton Farm Road to the housing at Manor Close and Ashenden Close. The site is located on sloping land that forms part of the wider southern slopes associated with the valley of the Great Stour.

The topography of the site is undulating and focused on a steep sided dry valley that extends through the central parts of the site in a north east to south west direction. The lowest part of the site is situated in the north eastern corner at about 20.0 metres AOD with the land rising to the south eastern corner at 45.0 metres AOD and south western edge of the adjoining Larkey Valley Wood at 46.0 metres AOD.

Within the site the general sloping pattern of the landform is sub-divided internally by a secondary dry valley feature to the eastern area of the site, running roughly north to south. This valley feature has locally steeper side slopes. The boundary with Cockering Road includes a marked embankment in places, whilst to the north there is a steep embankment to the A28 boundary.





**Canterbury Growth Pattern****Roman City Core**

The Medieval City Core was built up on a cross roads between the Roman ports of Regulbium (Reculver), Dubris (Dover) and Lemanis (Lympe) and also the River (now known as the Great Stour). The historic town was originally mapped out by the Romans as a Forum with the streets in a grid pattern. These city walls define the centre which still exists today.

**Urban Development**

In the industrial age linear growth of the city followed significant roads and links along with consolidation of the centre. The suburbs of the town, including Wincheap, grew along the routes and relating to geographical features.

**Twentieth Century Urban Infill**

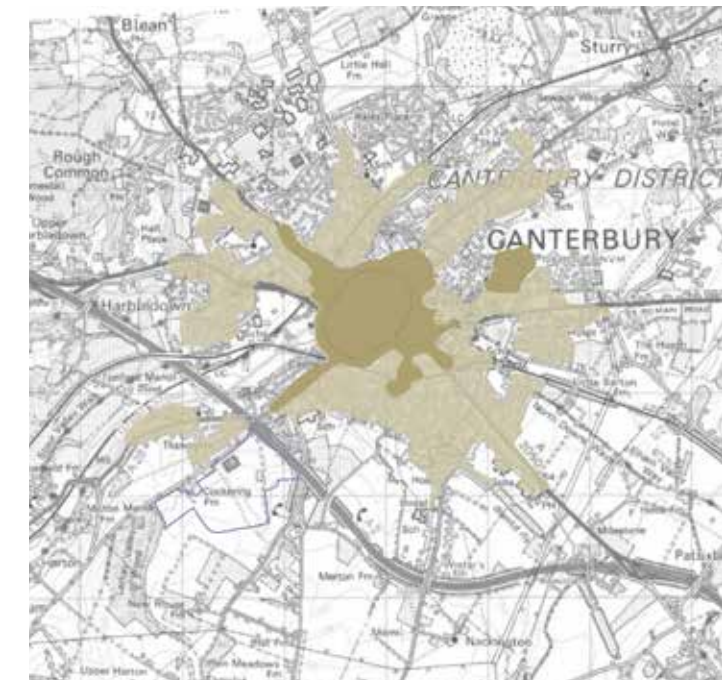
Confined city growth in the latter Twentieth Century led to urban infill, forming a more consolidated footprint. The pattern of growth along significant routes and landscape features is still fully visible. This growth led to the expansion of Thanington and established the continuation of the urban form to the south west of the city.

**Future Growth...**

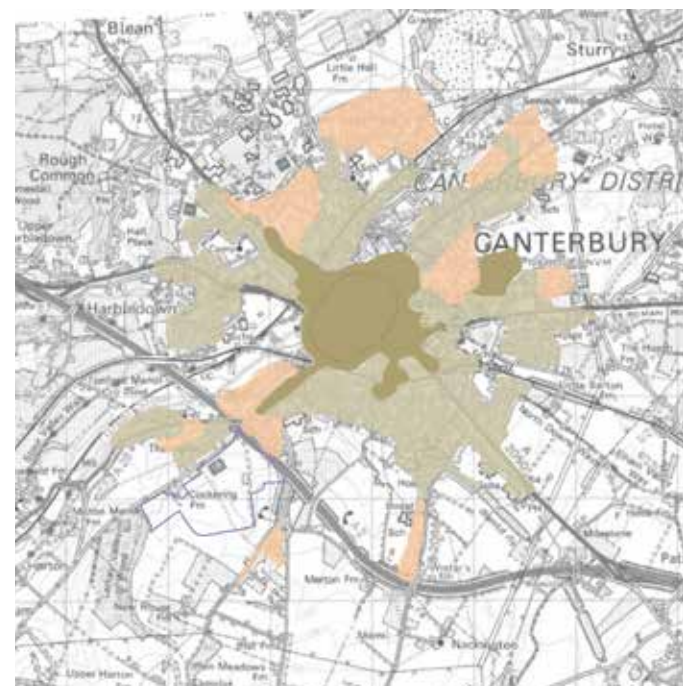
The next stages in Canterbury's growth should similarly build around important transport nodes and seek to integrate with the existing city whilst respecting the landscape constraints. The focus should be on forming integrated communities which regenerate and strengthen the existing urban framework.



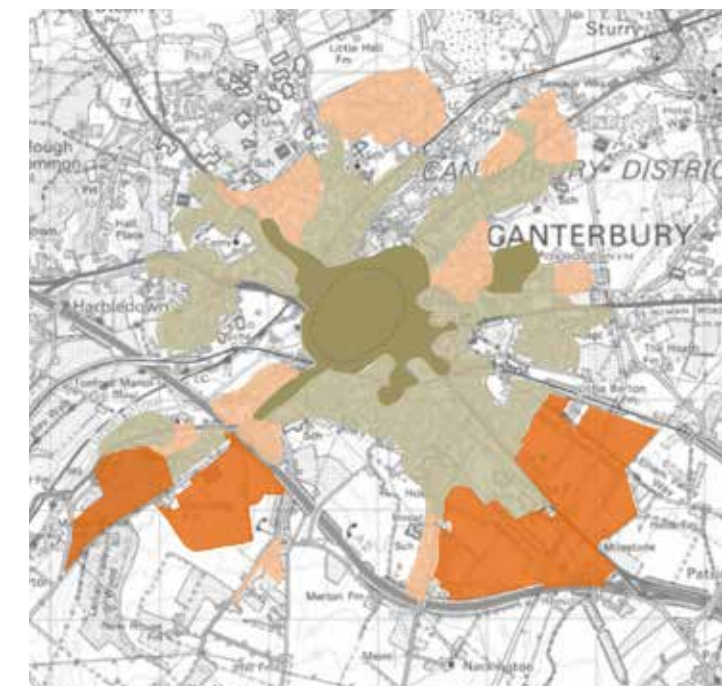
1880



1880 - 1960



1960 - Present



Future Growth ?



### Immediate Locality

The site is bounded to the east by the existing residential areas of Manor Close, Ashenden Close and Bramley Avenue, which is part of the inter-war / post war housing estate forming a large part of Thanington.

To the west of this housing estate, Cockering Road becomes a rural country lane bounded by mature indigenous hedges, which leads to a small cluster of houses focussed around Cockering Farm Old Manor, Cockering Oast and Rose Cottage. This was a former farmstead, known as Cockering Farm, now converted to housing.

To the west lies Milton Manor, a large country house built circa 1958 in Georgian style in a parkland setting with a long tree lined drive. The site has large areas of formal gardens and woodland including an area of Ancient Woodland.

To the north east of the site is the Ashford Road Community Association (ARCA) which is a hall and additional facilities, organised by local residents for the benefit of the local community. Also on the northern boundary is Warren Lodge, a retirement / sheltered housing development set back from the A28. The ribbon of existing houses along the southern side of the A28 Ashford road have their rear gardens backing onto the site.

To the south west of the site, on the south side of Cockering Road is Larkey Valley Wood, which is Ancient Woodland in a site classified as SSSI.





# 03

## ASSESSMENT Local Context

### Thanington

Thanington has evolved as a linear settlement following the River Stour and the Canterbury to Ashford A28 road. It is primarily a residential suburb of Canterbury, and has historically grown up around the churches and old manor houses. There is little commerce in Thanington which sets a different character to the mixed-use suburb of Wincheap.

To the north side of the A28 Ashford Road, the residential area is formed by Tonford Lane and Grays Way, comprising mainly detached and semi-detached properties set in larger gardens and set back from the roads with deep front gardens. The properties to the northern edge of this area are set on the banks of the River Stour. Properties here are predominantly one and two storeys.

To the south side of the A28 Ashford Road, the inter war and post war estates evolved along Strangers Lane, Godwin Road and St Nicholas Road. The development is typical of this period, comprising detached and semi-detached houses arranged in a loose, back to back form, with linear streets and avenues. A number of pockets of later council housing is interspersed throughout this area, taking the form of small terraces and apartment blocks. Development is primarily one and two storeys.

Recent regeneration in Thanington has included the opening of the Neighbourhood Resource Centre. The area would however benefit from further investment in facilities and employment. Significantly, there is not currently a Primary School in Thanington.



Cockering Farm, Thanington  
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# 03

## ASSESSMENT Local Context

### Wincheap

Wincheap has likewise evolved as a linear settlement following the Canterbury to Ashford A28 road. It is a mixed use suburb of Canterbury, comprising local businesses along the main street, with an Industrial Estate to the north, and a Retail Park to the west. The residential areas are principally to the south of the A28.

The character of Wincheap is a mixture of residential and commercial properties dating predominantly from the Georgian and Victorian periods. A number of replacement and infill buildings have been completed of various styles and designs.

Many of the buildings at the northern end of Wincheap have shops and business premises on the ground floor including a number of Pubs and Restaurants. On upper floors, uses are mostly residential with some in multi occupation as student accommodation.

The Wincheap Retail Park and the Regeneration Area are currently the biggest local employment area in this part of Canterbury and extensive regeneration is planned.



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### Accessibility and Connections

The proposed development for Cockering Farm lies in a highly sustainable transport location and represents a logical extension to the south west of the existing settlement boundary, given its proximity to the City, as well as the adjacent Wincheap Retail Park and Wincheap Industrial Estate.

### Highway Network

The strategic highway network comprises the A2 Trunk road that passes through Canterbury and forms the north east boundary to the Thanington site. The A2 is a dual carriageway which runs from Dover to London. The A2 provides access to Canterbury at Bridge, Wincheap and Harbledown. Within the vicinity of the site the A2 is a dual carriageway with two lanes in each direction and the London bound off slip of the Wincheap junction forms part of the north east boundary of the site.

### Rail Network

The nearest rail station is Canterbury East Train Station which is located approximately 2.0km from the site. Services from this station run to Faversham, the Medway towns, London and Dover. Canterbury West Train Station is approximately 3km from the site. Services from this station run to Margate, Ramsgate, Ashford, Tonbridge, Sevenoaks and London. South-eastern 'High Speed' services from Margate and Ramsgate to Ashford and London St Pancras also serve the station.

### Bus Network

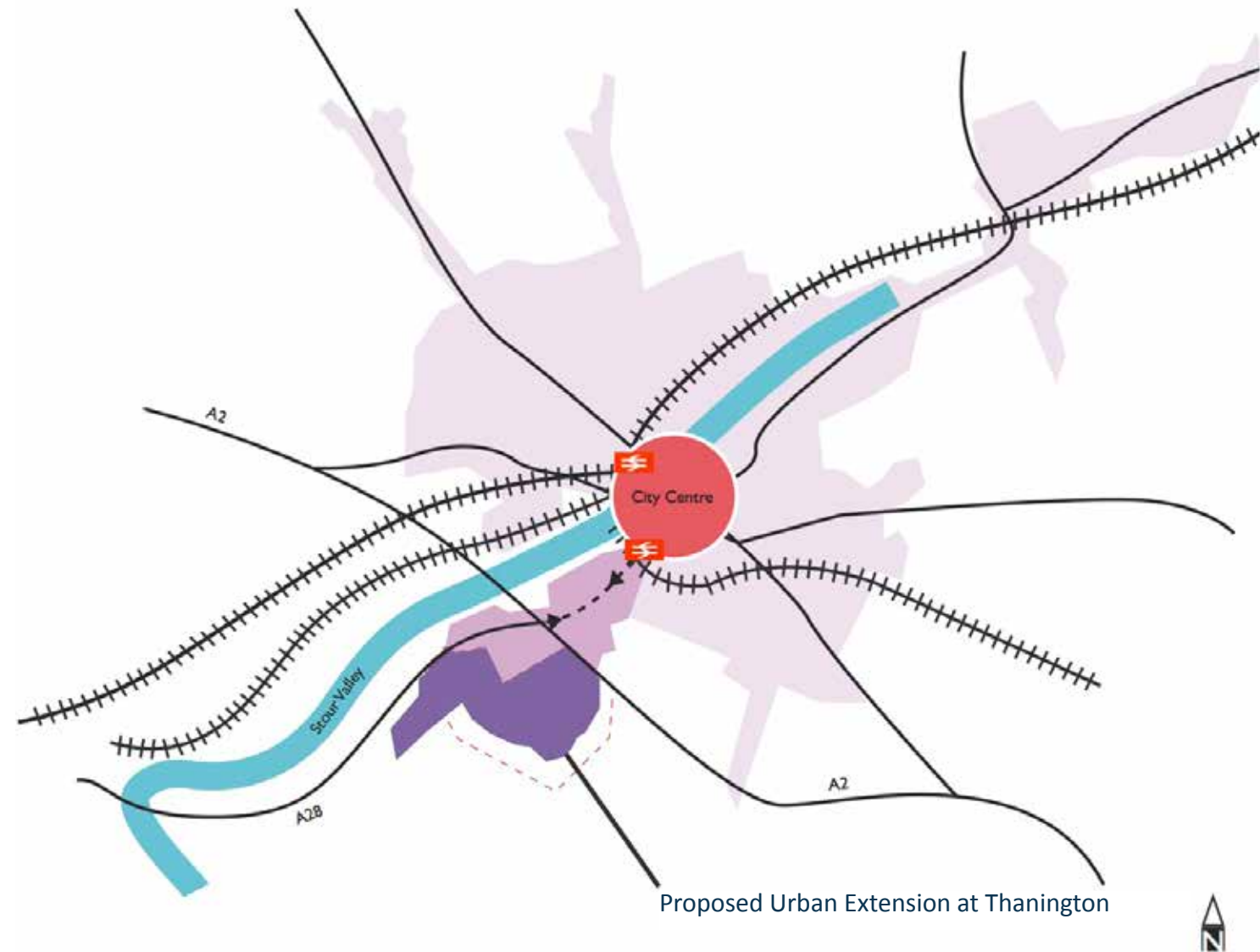
There are a number of existing bus stops within the vicinity of the site, which serve a number of bus routes. The closest bus stops to the site are located on Cockering Road which serve the 1 / 1a bus service that shuttles between Ashford and Canterbury.

### Community Travel

Kent Karrier, based in Maidstone, provides a wheelchair accessible book and ride service available to the residents of Thanington who are not able to use public transport.

### Walking & Cycling

The site is connected to Canterbury town centre via the A28 Ashford Road. The National Cycle Route 18 (NCR18) runs along Cockering Lane linking Tunbridge Wells to Canterbury City Centre, via Ashford and Tenterden. Locally, this route links the proposed site to Canterbury East rail station, the City Centre (via the city wall) and Canterbury West rail station.





### Surrounding Roads and Site Access

Cockering Road bounds the site to the south, and links to St Nicholas Road and Stranger's Lane within the existing residential areas of Thanington to the east. This presents an opportunity to provide access to the new development area. A further point of access will be provided on Milton Manor Road, providing the opportunity for a cross-site link road.

The site is currently in agricultural use and hence has no access roads entering the site. Access to the fields is via a number of gates onto the adjoining Cockering Road albeit much of the field boundary is open to the highway.

It is intended that the Cockering Farm site links with the Thanington Park site to provide a new access link from Milton Manor Road to the Thanington / A2 junction. It is proposed that this section of highway at the A2 off-slip is altered to form the new vehicular access to the overall development sites at Thanington Park and Cockering Farm, whilst also improving safety on the A2.

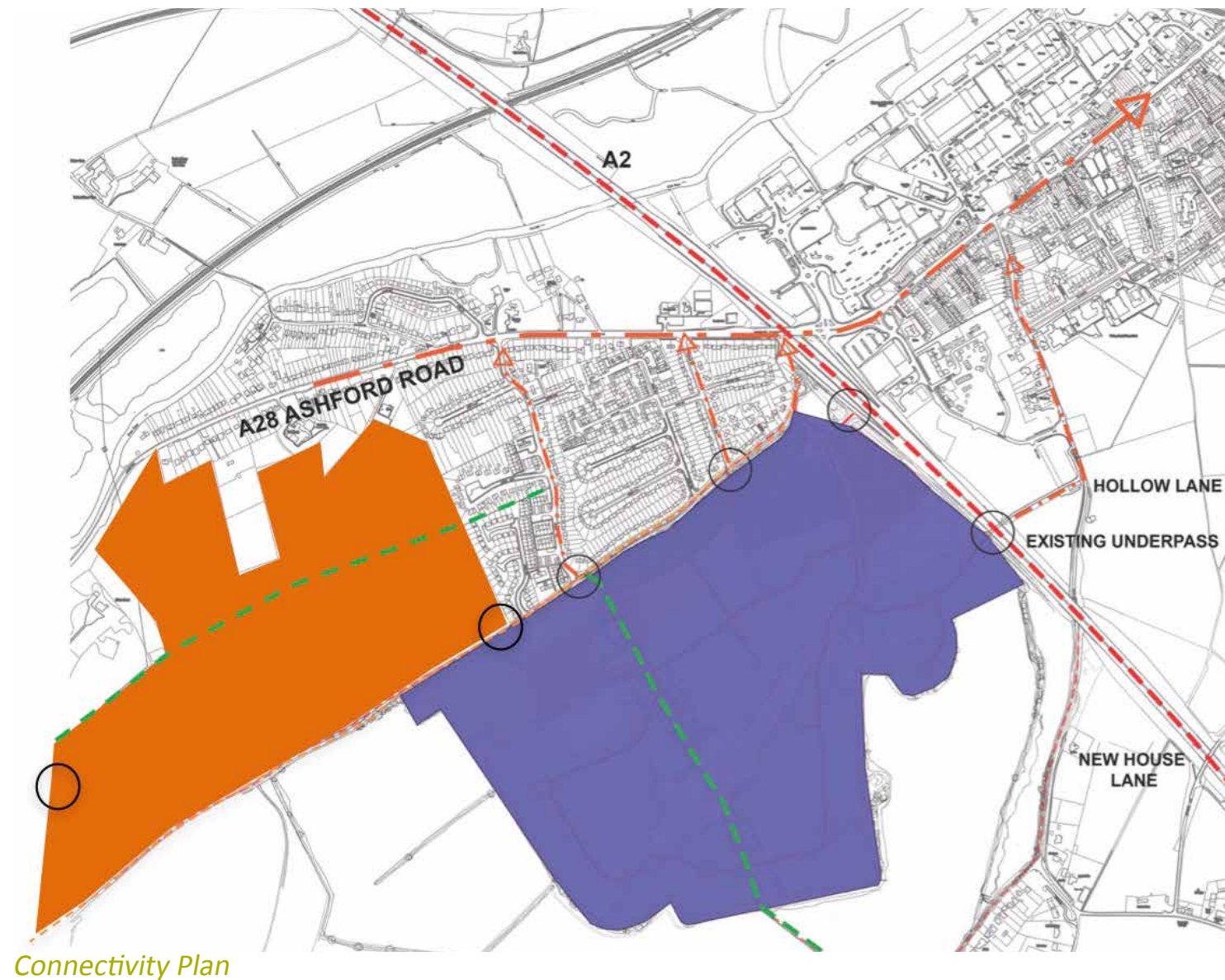
### Pedestrian and Cycle Routes

The existing highway network provides a good pedestrian and cycle network around the site. The souther boundary links directly onto Cockering Road which links into Stranger's Lane and St Nicholas Road, leading in turn to the A28. A new access link is proposed from the site to the A28 via an existing field access, between XX and XX Ashford Road.

An existing PRoW (No.464) crosses through the centre of the site, linking Milton Manor Road with Strangers Lane. This will be retained and enhanced. An existing bridleway to the west of the site runs through Larkey Valley Wood, accessed from Cockering Road.

### Desire Lines

The key existing desire lines to be considered in the scheme design is the transverse PRoW linking Milton Manor Road with Strangers Lane. A new internal east to west desire line, linking to the proposed new connections at the south east corner with Milton Manor Road is considered to be a key requirement of the new masterplan.





### Topography

The topography of the surrounding area is dominated by the Stour Valley, its undulating side slopes with ridgelines to the north and south of the site aligned in a south west to north east direction. To the north of the site, the land falls to the Stour valley floor at about 10 metres AOD before rising to a low ridgeline at about 80 metres AOD whilst to the south the landform is gently undulating between 50 to 105 metres AOD before rising further to the south within the Kent Downs AONB. Figure 10.3 shows the detailed topography of the site whilst Figure 10.4 illustrates the general topography of landscape surrounding the site

The topography of the site is undulating and focused on a steep sided dry valley that extends through the central parts of the site in a north east to south west direction. The lowest part of the site is situated in the north eastern corner at about 20 metres AOD with the land rising to the south eastern corner at 45 metres AOD and south western edge of the adjoining Larkey Valley Wood at 46 metres AOD.

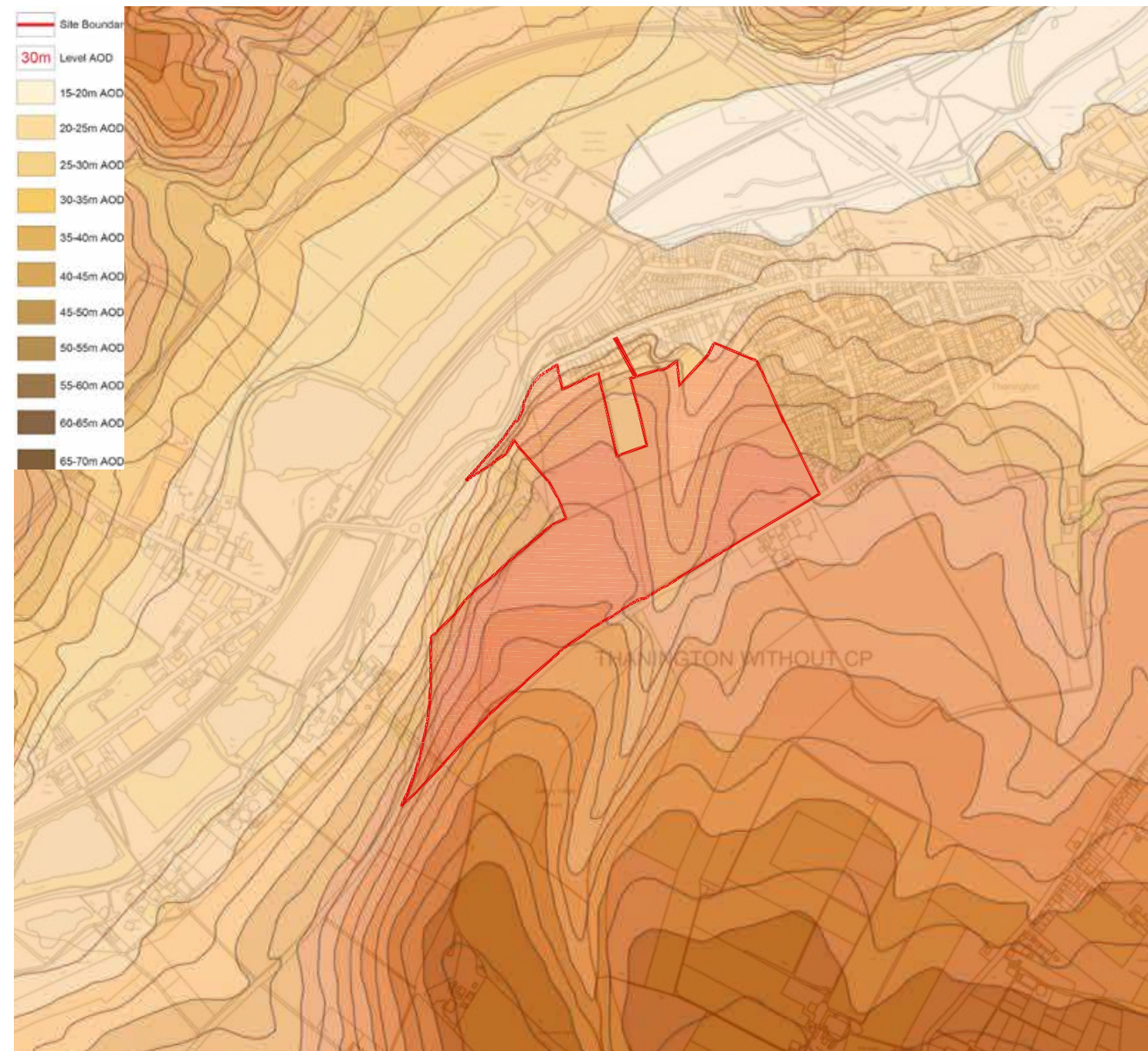
### Geology

The underlying geology present at the site mainly comprises Chalky drift and Chalk.

The majority of soils across the site are described as belonging to the Coombe 1 association, which are well drained calcareous soils. These are deeper in the valleys and shallower on the slopes.

The majority of site is recorded to be directly underlain by shallow bedrock. Head Deposits comprising clay with flints are recorded at the northern/north-eastern boundary running through the centre of site in a southern direction.

There are no records of Made Ground or landfill deposits within or adjacent to the application site. The potential for the site to be affected by landfill gas is therefore considered to be low. The disused chalk pits have been left as ground depressions rather than being backfilled.



Topographical Plan



### Views

The Environmental Statement has assessed a range of 22 viewpoints, selected from a comprehensive review of the likely visibility of the site within the Study Area and these have been chosen to represent typical views from publicly accessible locations and also where the site can be readily identified by reference to the adjoining built up edge of Thanington and Cockering Farm to the east and south east of the site.

### Views into the site

The main opportunity for views into the site are from locations relatively close to the site boundary. There are filtered views towards the site from Cockering Road where there are also distant view towards Canterbury including the cathedral. There are also views close to Larkey Valley Wood to the western field. From Ashford Road, a number of houses front/back onto the site. However, views are contained by a steep embankment and mature vegetation to much of this boundary. Manor Close, Ashenden Close and Bramley Close all have rear gardens abutting the site and the boundary this relatively open.

There are few locations where the site can be clearly seen within a wider context of the city and these are largely on the opposite slopes of the Great Stour valley.

### Views from the site

From within the site the most open public views are from the public footpath that runs through the centre of the site. Internal tree belts and hedgerows provide local enclosure but there are also intermittent views to Canterbury including the cathedral and other landmarks including the University of Kent campus on the higher ground. There are opportunities to form stronger visual associations with Canterbury as part of the scheme design.



View from Cockering Road



View from Milton Manor Road



View across site to north east



View across site to north



View from Cockering Road near Chartham



# 03

## ASSESSMENT Environmental Conditions

Cockering Farm, Thanington  
Design + Access Statement :: March 2017

### Noise

The ES has assessed the effects of noise both in relation to the effect existing sources will have on the new development and the impact of the new development on existing receptors. A Noise and Vibration Assessment considered the impact of the proposed development on existing local noise and vibration sensitive receptors, such as local dwellings, offices, surgeries or schools and assesses the suitability of the local noise and vibration environment for the proposed development.

The assessment has identified highways, both existing and proposed, as having the most impact on the main area of residential development. The main external noise sources are the existing road around the site, with the A2 to the east of the site being the more dominant source. Mitigation will be considered in the form of building location, orientation and arrangement, together with the form of glazing and ventilation in the detailed design.

Consideration will be given to orientation of the school building and playing fields to ensure the required noise criteria is not exceeded.

The Assessment has identified that there are no fundamental matters affecting the proposed development in terms of Noise and Vibration.



### Air Quality

An air quality assessment has been undertaken to identify the effects of the proposed development during construction and operation. In particular it assesses the potential air quality impacts associated with the additional road traffic generated by the proposed mixed use development.

The impact of road traffic emissions from traffic generated by the proposed development on air quality and impacts for the proposed uses are judged to be not significant, even without mitigation in place.

During the operational phase of the development, the air quality assessment indicates that all existing sensitive receptor locations are predicted to experience a negligible impact, or no impact, as a result of the proposed development.

It has not been necessary to recommend any measures to mitigate pollutant concentrations generated as a result of the proposed development as all predicted NO<sub>2</sub> and PM<sub>10</sub> concentrations are below the annual mean objective of 40µg/m<sup>3</sup>. Therefore the residual impacts will remain negligible and unchanged.



### Flooding

As the site is greater than 1 hectare in size an assessment of flood risk is required under NPPF. The Environment Agency's Flood Zone maps shows the whole area to be outside flood risk zones 2 and 3 and therefore at low risk of flooding from either rivers or the sea.

The principal area of flood risk lies to the north of the development site, along the course of the River Stour. The local topography demonstrates the development site rises significant above the levels along the river, therefore remote from any risk associated with the water course.

All development will be located in Flood Zone 1, where the annual probability of flooding in any year is less than 1 in 1,000.



### Ecology

#### Overview

The development area comprises substantially open areas as defined by both their former use and current uses. Selected existing woodland areas and trees adjoining this site have been surveyed as part of this application.

Details of the existing vegetation, species, condition and value are outlined in the relevant ES chapters and the related appendix plans. The significance of the existing vegetation, comprising the existing hedgerows and shelter belts bounding the existing fields, has been assessed and this has formed a key design consideration for the proposed application design.

The areas of well managed farmland / landscape infrastructure that form the site support little wildlife and consist largely of ploughed fields and non-native species of vegetation.

The site has no designation at the international, national or regional level of ecological importance, however the site is adjacent to Larkey Valley Wood, designated as SSSI and LNR.

### Species

#### Dormice:

Current records of the European Protected Species indicate dormice occur in areas of woodland in nearby Larkey Valley Wood and this was borne out by the surveys undertaken. The open arable habitat that dominates much of the site offers no nesting or foraging opportunities for Dormice. However, the hedgerows and woodland within the site are likely to offer opportunities to this species, whilst these habitats are connected to areas of woodland in the wider landscape. The proposed development will aim to enhance and expand the habitat through the creation of additional areas of woodland.

#### Bats:

There are no buildings or other structures in the application site suitable for roosting bats, however a number of trees were identified as having potential to support roosting bats. The woodland, hedgerows and tree-lines are suitable linear habitat features which can be utilised by bats for foraging and commuting. These linear features are also connected to suitable foraging habitat in the surrounding area, including semi-improved grassland and scrub. The majority of the linear features and foraging habitat are to be retained as part of the proposed development and incorporated into the green infrastructure proposals, including all key flyways within and adjacent to the site, most notably the vegetation associated and connected with the A2 road corridor and Larkey Valley Wood SSSI.

#### Reptiles:

The majority of the site, being dominated by arable, is considered to be unsuitable for reptile species. However, field margins and the area of semi-improved grassland in the western part of the site provides potential opportunities for this species group.

#### Invertebrates:

The site is dominated by arable land which offers limited opportunities to invertebrates. However, habitats are present within and adjacent to the site which offer opportunities for a range of common invertebrate species, in the form of hedgerows, woodland, grassland and scrub.

#### Badgers

The surveys undertaken indicate there is a no active Badger setts or evidence of foraging Badger were recorded within or immediately adjacent to the site during survey work undertaken. However, given the proximity of background records it is likely Badger are present in the vicinity and may make some use of habitats within the site for foraging. Nevertheless, habitats within the site are typical of the surrounding area, and given the common and widespread status of these species within Kent, the site is not considered to be of importance for this species outside of a site context.

#### Other Ecological Interests

There are no other known UK protected species currently inhabiting the site. Other biodiversity interests in the application site tend to be limited to a range of generally common woodland and farmland birds, invertebrates and other wildlife.

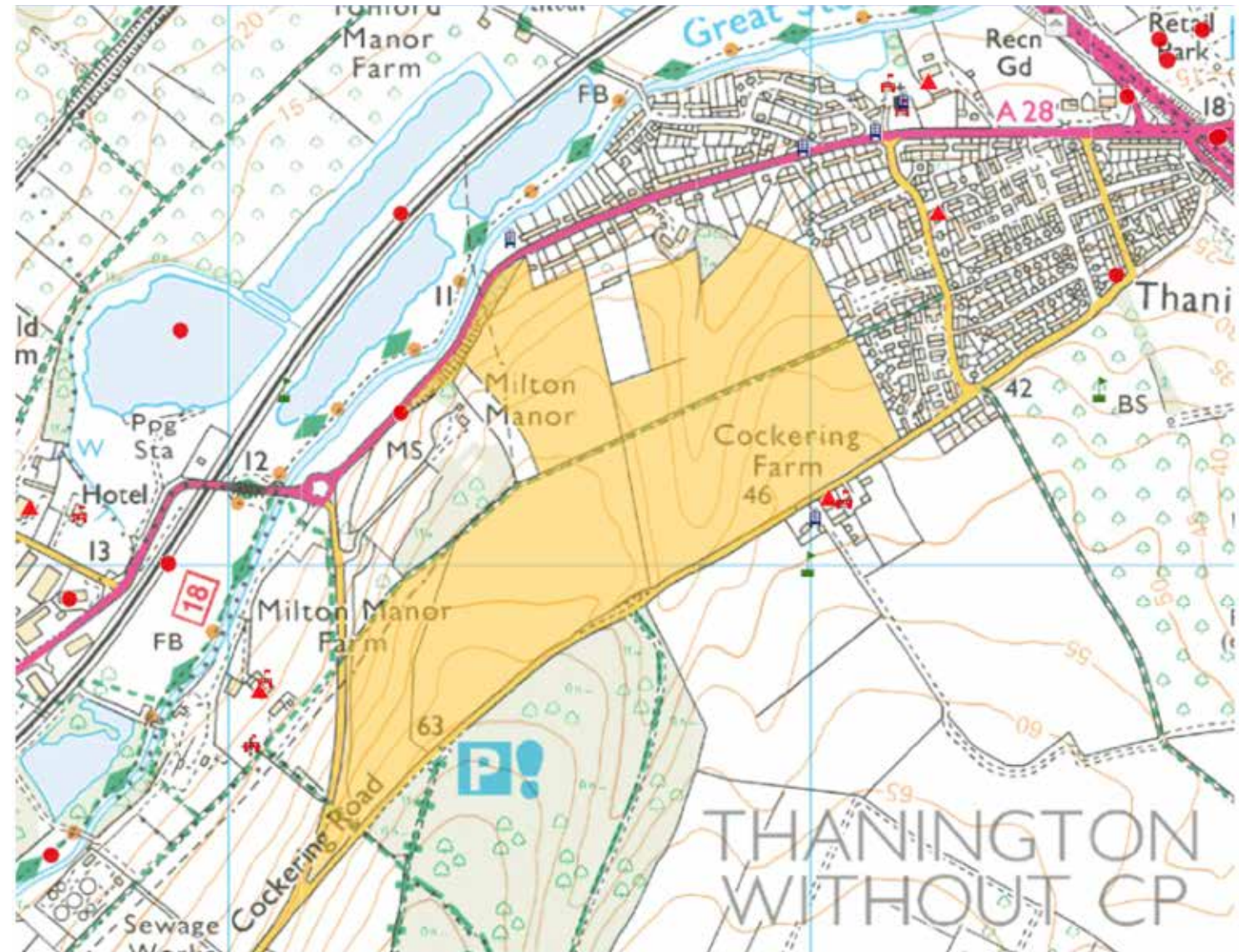




### Archaeology and Cultural Heritage

The production of an Archaeology and Cultural Heritage Assessment has been carried out in accordance with the NPPF and followed the guidelines for desk based assessment as set out by the Institute for Archaeologists (2012). Its scope was to:

- Provide an historic overview of the site through research undertaken at Kent archives;
- Establish the presence of designated and non-designated heritage assets within the site and within its vicinity through consultation with the Kent Historic Environment Record;
- Verify the presence of any known heritage assets and assess the potential for unknown heritage assets within the site through a site walkover survey;
- Analyse the potential impact of the proposed development on known and potential buried archaeological remains and
- Analyse the impact of proposed development on the setting of designations and other relevant heritage assets within and adjacent to the site.
- Assess the impact of the development proposals on the Outstanding Universal Values of the Canterbury Cathedral World Heritage Site.



Kent Historic Environment Record Map

- Building
- Find Spot
- Listed Building
- Landscape
- Maritime
- Monument
- Place



### Canterbury Conservation Area Appraisal

The Conservation Area Appraisal, prepared by the City Council and adopted as an SPD in 2010, aims to secure the maintenance and enhancement of existing views both into and within the City environs. It sets out that the effects of proposals on these views should be assessed with reference to:

- *Development in the front and middle ground of a view can affect the ability of the viewer to appreciate the landmarks in the view. The aim of the appraisal is to identify important views and to prevent unsightly and overly prominent developments adversely affecting the view.*
- *The landscape management of the foreground of many views will need to ensure that the view can continue to be appreciated. This may involve the management of trees that would grow and obscure the view.*
- *Development proposals in the background of designated views should seek to preserve or enhance the setting of landmarks, and of roofscape. Those seeking to develop in the background of an identified view should carefully analyse the characteristics of the view.*
- *The effect on the landmarks of the city. The main landmark in the city is the Bell Harry tower of the cathedral and it is the major element contributing to the enjoyment of many views.*

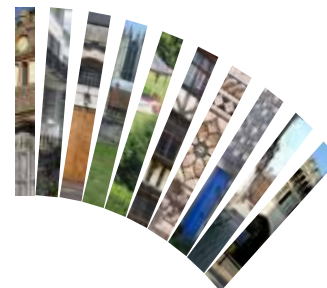
One such view is identified as that from New House Lane which has been an important consideration in the organisation of the masterplan.

The character and appearance of Canterbury is not solely contained within the boundaries of the conservation area but also applies to its landscape setting, its road entrances and other approaches. Nearly all approaches to Canterbury give a view of the Cathedral at some stage along their route. Some views show the Cathedral clearly in relation to the rest of the City.

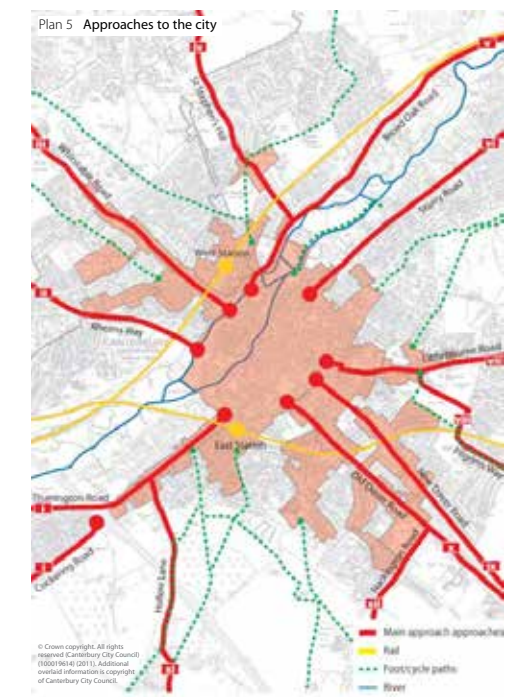
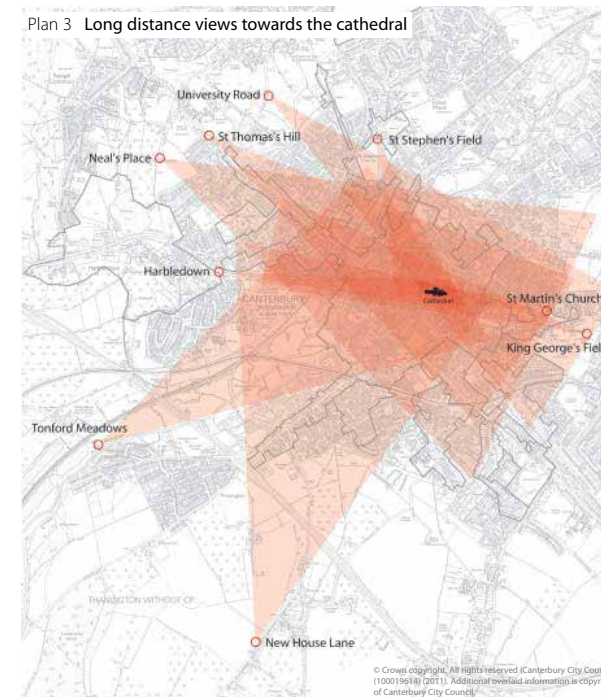
Most of the approaches offer a gradual transition from a rural to suburban to urban form. The approach from Thanington Road (A28 west) and Cockering Road is considered at item 1 on page 40 of the CCAA and will likewise be an important consideration in the organisation of the masterplan.



**6. New House Lane.** A distant view of cathedral across open land that shows importance of the valley slopes in providing the background. The fore and middle ground should be retained as open agricultural land. The cathedral and Wincheap gasometer are the visible features in this view together with the cathedral and the roofscape of the city. Developments on the valley slopes or affecting the ridgeline should be carefully considered.



**Canterbury**  
Conservation Area Appraisal





### Landscape

The main constraints and opportunities arising from the DWLA Landscape Appraisal, development of the Masterplan and coverage in the CCC Local Plan, Emerging Local Plan, Sustainability Appraisal and Evidence Base are as follows:

### Landscape Context

The site falls fully within LCA 40: Nackington Farmlands as defined in the Canterbury Landscape Character and Biodiversity Appraisal. The key characteristics relevant to the site and study area include:

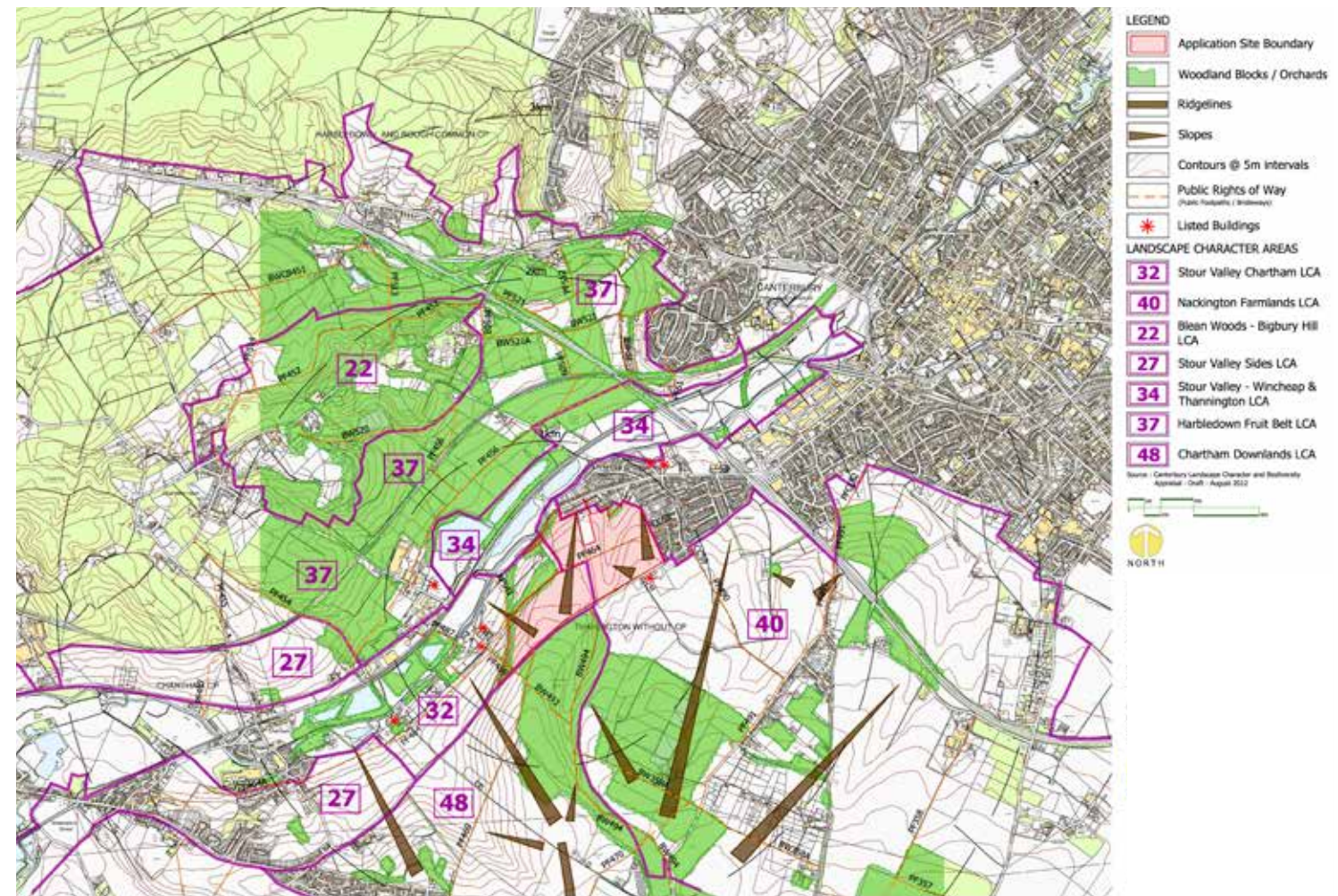
- Gently rolling landscape with broad dry valleys reaching towards the City;
- Simple, smooth open arable landscape;
- Grade 2 agricultural land with deep, calcareous soils intensively farmed for cereals;
- Remnant shelterbelts, parkland trees and hedgerows; and
- Area of High Landscape Value.

The Nackington Farmlands is a simple landscape with few distinctive features. Its character is derived from the scale and consistency of the landscape yet the strength of character is assessed as weak with loss of enclosure over the 20th century and increased arable intensification. The Nackington Farmlands is described as a landscape in moderate condition and of the moderate sensitivity.

The overall guidelines are to 'Conserve and Improve' the landscape and those that apply to the site and are incorporated into the proposals include: conserving views to the City; improving the definition of and strengthening the boundary with the urban edge; improving the quality of existing boundaries and restoring hedgerows and tree belts.

Other character areas the vicinity include the Stour Valley to the west (LCA 33 and 34) and Chartham Downs to the south (LCA 48).

The site is fully located within the locally designated 'Area of High Landscape Value' the extent of which is based on the visibility of the Cathedral's Bell Harry Tower. This designation relates to the setting of the city and cathedral and affects the majority of all undeveloped land outside the settlement boundary.



Landscape Character Areas





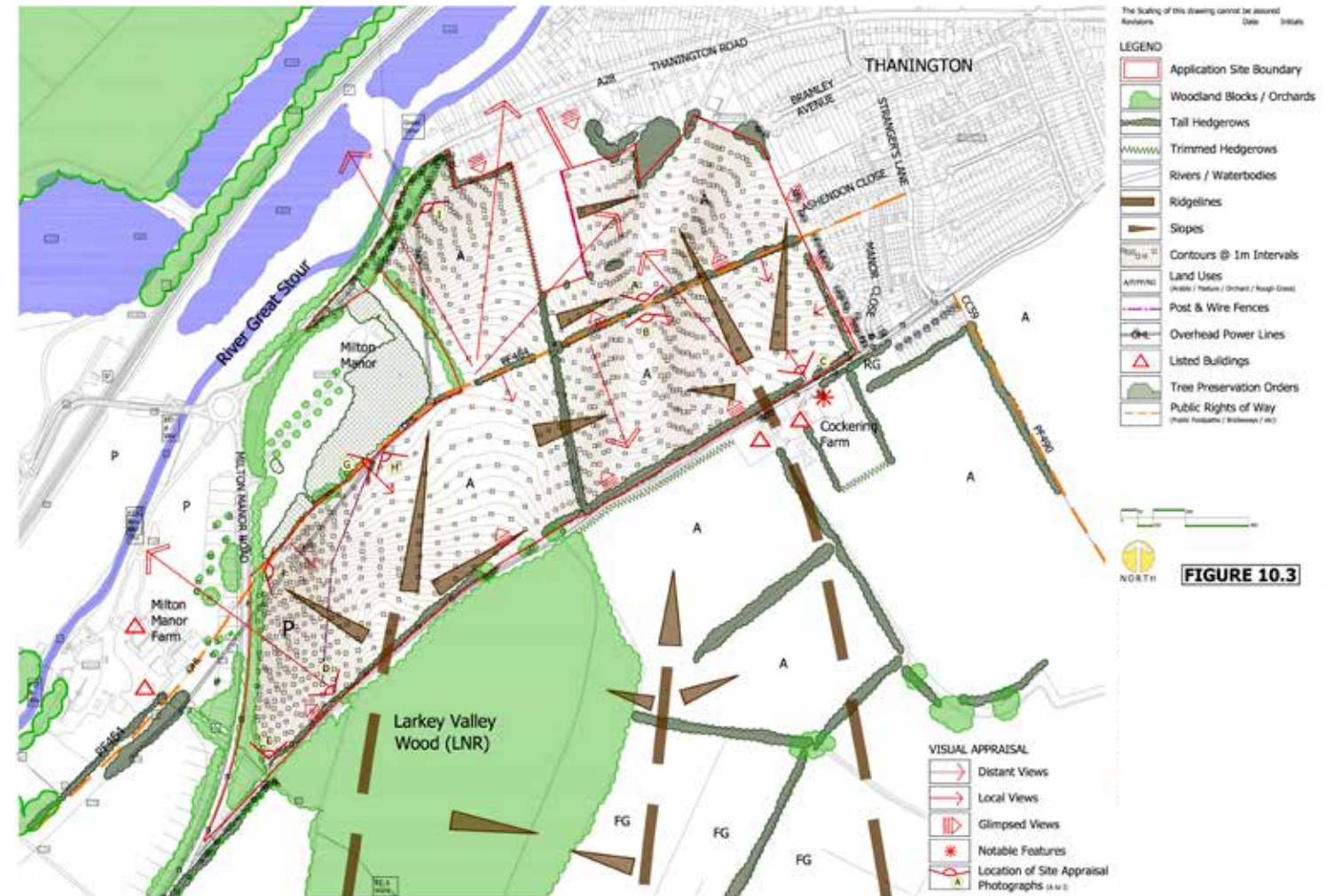
### Local Landscape Appraisal

The existing layout and features of the site are shown on the Site Appraisal Plan opposite. This shows the existing land uses, landscape features and the existing trees, wooded areas and hedgerows within and adjacent to the site and adjoining land uses. The site comprises a number of open and semi-enclosed fields in predominantly in arable use, hedgerows and small area of woodland located within the south western corner of the site.

The boundaries to the site are well defined by existing landscape features. To the north, the boundary follows an irregular alignment with the eastern section of the boundary defined by the rear garden fences, hedgerows and trees adjoining properties along Ashford Road / A28 which partially contain and enclose the lower parts of the site but occasional views are obtained into the site from Ashford Road and the east facing slopes of the Stour Valley and views out of the site towards Canterbury and across the Stour Valley. The western section of the northern boundary is defined by hedgerows and robust belts of trees / woodland blocks, up to 16.0 metres in height, adjoining the A28 / Ashford Road and Milton Manor and this vegetation effectively contains and encloses the western parts of the site.

The short western boundary of the site adjoins Milton Manor Road and is defined for the majority of its length by a belt of trees and robust native hedgerow, up to 7.0 metres in height, which widens into a small area of woodland within the south western corner of the site. The belt of trees and hedgerow provides some containment to the site but views are possible into and out of the elevated western parts of the site with the low ridge within the site effectively curtailing views towards and into the eastern and northern parts of the site from vantage points to the west.

The southern boundary of the site is defined by Cockering Road and is comprises sections of tall robust hedgerow and trees, up to 4.0 to 8.0 metres in height, with a number of gaps to provide field access points and short section of scrub vegetation within the central section of the boundary where limited views into and out of the site are possible from some sections of Cockering Road. The eastern boundary of the site is formed by the rear gardens fences and sections of hedgerow with occasional trees adjoining the properties on Manor Close, Stranger's Lane, Ashenden Close, and Bramley Avenue with this development effectively containing and enclosing this edge of the site.



Landscape Appraisal Plan

### Trees

A tree survey in accordance with BS 5857:2012 has been undertaken for the site and forms part of the ES. This assesses individual trees and trees groups as appropriate to each part of the site. The survey contains details of 7No. individual trees, 24No. collections of trees forming cohesive groups, 3No. sections of hedgerow and 2No. woodland areas either within or immediately adjoining the site. The relative quality of the existing tree cover has been assessed by reference to grading categories.

There are a number of trees occurring throughout the site that warrant category A and B status (1No. category A tree and 2No. category A woodlands, 9No. category B tree groups), either on individual merit or where occurring in numbers which confer a higher collective value. Whilst category A and B components of the survey represent priorities for retention as part of the proposed scheme, there are a significant number of trees that are considered suitable for removal subject to appropriate mitigation replanting, these are category C trees; only 1No. tree (Turkey Oak T7) within the site should be removed (considered inappropriate to retain) on the grounds of sound arboricultural reasons (category U trees).

The results of the tree survey have informed the development of the Masterplan for the application. The majority of the native trees belts, hedgerows and those on embankments would be retained within the development. Localised access points will be required for site access and internal routes and these will be focused on the areas of existing gaps and poor quality trees.

The approach will be to provide a healthy and diverse tree population across the site. The existing features will be supplemented by extensive planting to the site perimeters and within the development.



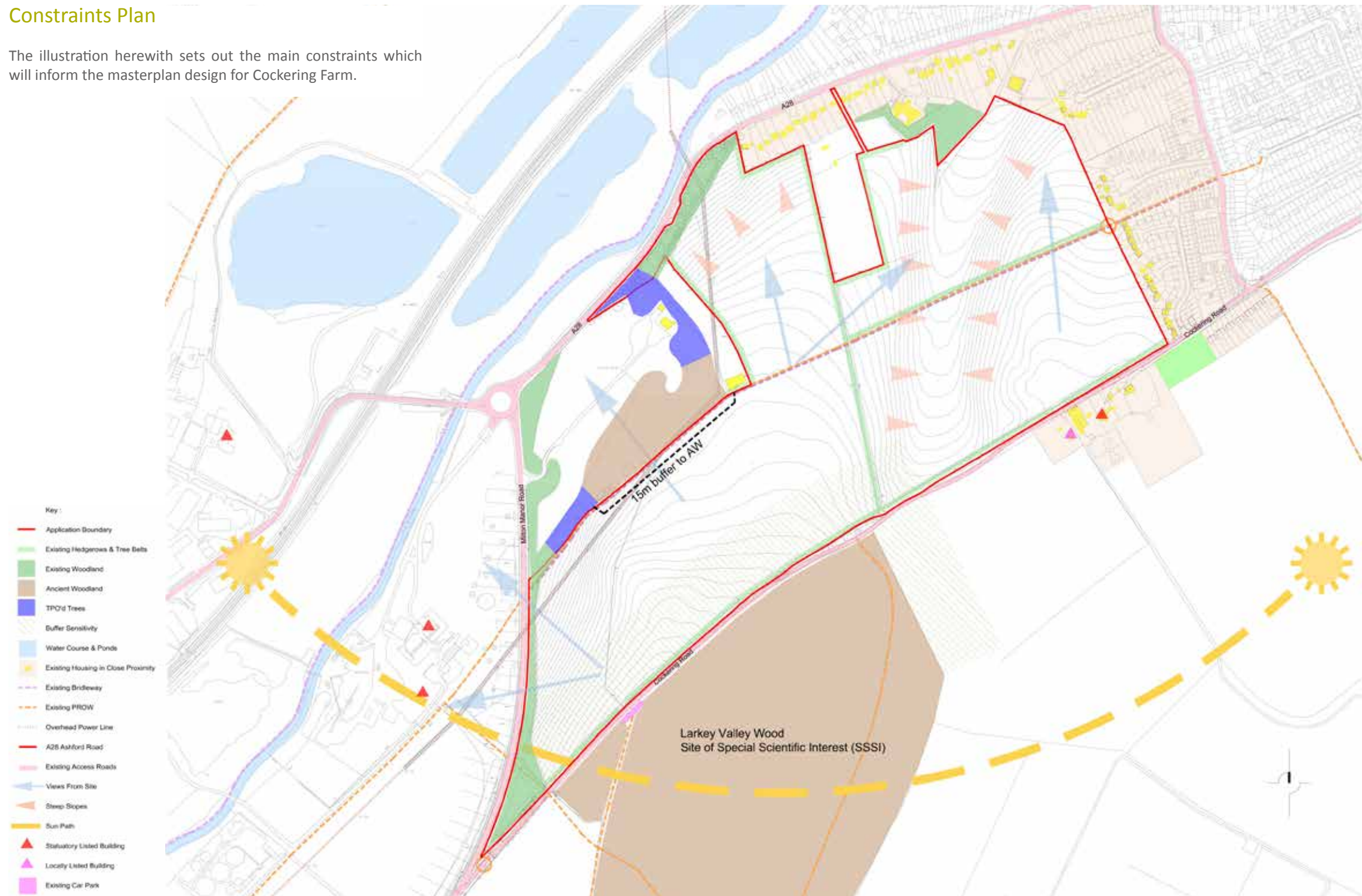
Tree Constraints Plan



# 03 EVALUATION

## Constraints Plan

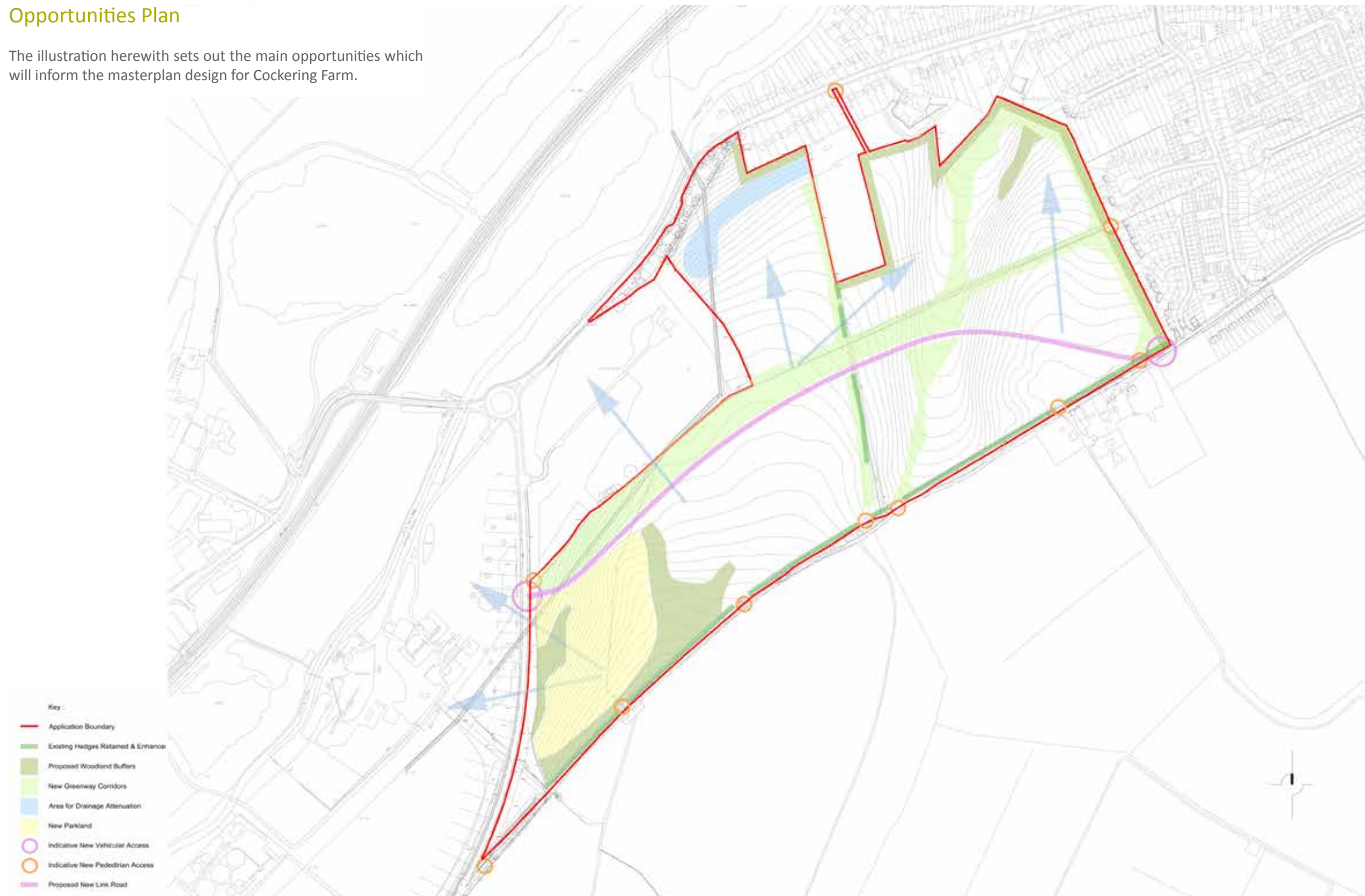
The illustration herewith sets out the main constraints which will inform the masterplan design for Cockering Farm.





### Opportunities Plan

The illustration herewith sets out the main opportunities which will inform the masterplan design for Cockering Farm.



### Constraints

From the assessment of the site and its surroundings, the principal site constraints that the design needs to resolved are:

- The relationship to existing highway network will inform the points of access to the new development;
- Traffic noise from the adjacent A28 will be an important consideration;
- The sloping contours and topographical characteristics will be carefully considered in relation to land use and built form;
- Existing landscape features of trees and hedgerows are to be integrated into the masterplan;
- Areas of existing habitat and biodiversity are to be carefully considered and enhanced as part of the scheme design; and
- Relationship to the existing built environment is to be respected and carefully considered with appropriate buffers built into the masterplan.

### Opportunities

The principle opportunities that the design should maximise are:

- Create a distinctive character area to expand the urban area of Thanington and Canterbury;
- Improving the local transportation network through enhancement to the local area junctions;
- Using the prevailing views to the cathedral to inform the site organisation and potential to create a new green space network along key vistas;
- Using the cross site PROW to inform the movement and green space network;
- Building upon the landscape features to evolve a strategy for the enhancement of habitat and biodiversity;
- Improving the character of Cockering Road and provide a new green space amenity to benefit the local community; and
- Creating a new accessible local centre to enhance the facilities for the local community.



Key Considerations Diagram



# 04 MASTERPLAN CONCEPT

# 05

## MASTERPLAN CONCEPTS

### Masterplan Brief

Cockering Farm, Thanington  
Design + Access Statement :: March 2017

#### Masterplan Brief

As outlined in Section 01, the site is being brought forward with proposals for a new major housing and employment development.

The brief for the development aims to bring forward the site for a high quality development and urban extension to the south west of the town centre, extending the urban edge of Canterbury in a sensitive and contextual way and with least impact on the rural environment and enhancement of existing views.

The main objectives are set out as follows:

- To respond to the proposed site allocation
- To develop a deliverable site at the outer environs of Canterbury, much of which has been the subject of previous promotion;
- To ensure the development is an exemplary scheme in all aspects;
- To deliver new homes, new jobs and new community facilities through an appropriate and balanced mix of uses, which in turn provide economic and social benefits for the town;
- To achieve a high quality of design at all scales, both through urban design models and in the detail of house types;
- To create a new residential development, designed as an inclusive community providing a range of accommodation across a range of tenures;
- To provide a masterplan for open space and play space within the scheme;
- To acknowledge the character of the current site and its context and to make proposals that respect and respond to this;
- To develop a scheme that makes best advantage of the site's connections to both the strategic and local highway networks;
- To encourage sustainable patterns of travel, through walking, cycle and the use of public transport to access the town centre;
- To mix uses across the site in a sensitive way and to make a clear division between residential and commercial areas to prevent conflict and ensure harmonious coexistence; and
- To safeguard and enhance the ecological value of the site and its links to adjacent areas.



Identity



Contextual response



Habitat and Biodiversity



Open Space



### Design Principles

A number of key design principles have been established which have influenced and informed the preparation of the masterplan and the information presented in the Design and Access Statement.

These draw on the “Objectives of Urban Design” as set out in the CABE Guidance “By Design”, and develop the themes and objectives. These are set out in the panels opposite.

The development will also embrace and promote the design principles set out in “Building for Life 12” the revised design standard, endorsed by government, for local planning authorities and developers to use collaboratively on new development proposals. It will use the questions and recommendations to guide the design principles.

This includes 12 criteria split into three themes, comprising:

- Integrating into the neighbourhood;
- Creating a place; and
- Streets and Home.



#### CHARACTER

- Creating a distinctive and varied built environment that respects the vernacular of Canterbury and its environs, whilst generating a unique sense of place.
- Creating a series of linked open spaces and green corridors that permeate through the urban structure.
- Ensuring that the scale and mass of built form makes efficient use of land whilst providing quality internal and external living environments.
- Building on a clear hierarchy of road types and linkages to positively inform the character of each area.
- Using key landmark buildings to establish focal points and distinctive quality and character to the new development.
- Retaining landscape features and providing lower density housing towards the rural edge in order to reinforce the countryside setting.

#### QUALITY OF PUBLIC REALM

Creating a network of well-defined, high quality and multi-functional spaces with natural surveillance linked by an effective network of green corridors and tree lined avenues and streets.

Highlight key landscape and townscape features retaining and incorporating existing landscape and ecological features into the public realm.

Using a comprehensive and co-ordinated design strategy incorporating high quality, visually attractive and sustainable materials and planting to strengthen local identity and sense of place and to reflect individual character areas.

Creating a visual hierarchy of streets with different character using different landscape treatments through the use of shared surfaces and Home Zones.

Encouraging sustainable living through the design of homes and street layouts, minimising energy use and encouraging walking and cycling.

#### COMMUNITY AND ENCLOSURE

- Promoting the continuity of street frontages and the enclosure of space by development that clearly defines public and private areas, ensuring that all public spaces are overlooked by buildings to provide a safe and secure environment.
- The key nodes are clearly defined by a higher degree of prominence, reinforced by landmark buildings, public squares or green spaces and the highest level of community activity within the new development area.
- A gradual change in character from the central zones to the rural / countryside edges of the development. This can be marked by the changing character of landscape, from formal boundary treatments to rural hedgerows, and a decrease in building density, from terraced properties leading to detached dwellings.
- The use of gateways, at the entrances to the development and to the local centre reinforces the entry to a 'different' part of the development.

#### EASE OF MOVEMENT

- Prioritising pedestrian and bicycle movement in order to reduce the dominance of vehicles, whilst making adequate provision for on and off-street parking.
- Design in bus routes to allow for greater use of public transport.
- Providing accessibility and permeability by connecting new housing areas with each other by putting people before traffic.
- Providing natural traffic calming by design and adopting the best practice guidance such as 'Manual for Streets'.
- Promoting the importance of public transport by enabling bus services with bus stops within 400m of every home where possible.

#### PERMEABILITY

- The principal streets within the development should mark the centre of each neighbourhood, with many routes connecting the wider area into the principal streets.
- Where possible the network should connect key destinations, such as the centre or community facilities, providing a choice of routes, which is more convenient to pedestrians and cyclists, who can utilise direct safer routes to suit their requirements.
- The creation of a permeable environment should encourage walking, and reduce the dependency upon the car.
- A typical feature of a permeable settlement is the use of links from courtyards or mews to the main street without breaking the continuity of frontage. Openings to form such links are to be in keeping with the scale of the buildings forming the street.

#### LEGIBILITY

- Promoting distinctive legibility by the provision of key landmark buildings, squares and places and enabling views to them to help people navigate each village.
- Incorporate and highlight views to surrounding landmarks, particularly Canterbury Cathedral, to reinforce identity.
- Establishing a hierarchy of spaces, each with a distinctive character and a clear hierarchy of places and street.
- Identifying and highlighting the main entrances to the development such that it is clear where the neighbourhood areas start and end, and where the local centre is, by using clear landmarks, strong arrival spaces.
- Providing a focus within the local centre by the provision of shops and community facilities.

### Masterplan Zones

The diagram opposite presents an initial response to the brief and sets out how the uses could be organised on the site, taking account matters identified in the Assessment and Evaluation Sections.

**Commercial** - adjacent to the new western site access provided at an accessible location forming the gateway to the development area. The commercial uses will provide a transitional zone between the residential area to the east.

**Residential** - forms an extension to the existing residential development to the east. The residential development occupies the higher ground to take advantage of the views to the north and east. It is organised around the key green links formed by the cross-site footpath and the view corridor to the Cathedral.

**Western Buffer Zone and Amenity Zone** - This provides a landscaped separation between the new residential area and the open countryside to the west.

**Central Linear Greenways & Amenity Zones** - These are organised around the key green links formed by the cross-site PRoW footpath and the view corridor to the Cathedral. They form focal amenity areas central to the residential areas.

**Perimeter Buffer Zone and Amenity Zone** - This provides a landscaped separation between the proposed residential area and the existing fields and woodland, providing new habitat environment to interlink the existing habitat areas.



Masterplan Zone Diagram



### Masterplan Principles

The design of the masterplan has been generated by adhering to the following principles:

1. Eastern Node/ Gateway Entrance to new development, marked by physical form and landscape feature;
2. Western Node/ Gateway Entrance to new development, marked by new roundabout and landscape features;
3. New spine link road through heart of development area;
4. Landscaped Linear Greenway as heart of scheme along line of PRoW;
5. Landscaped Greenway along line of existing hedgerow and field boundary;
6. Landscaped Greenway along line of existing dry valley;
7. Semi Natural Green Space buffer to provide separation from the open countryside and protection area to Larkey Valley Wood AW;
8. Commercial and Community uses at Western Gateway to the new Development; and
9. Structural landscape and SUDS area with enhancement for ecology and biodiversity.



*Masterplan Principles Diagram*

### Design Evolution

The design proposal in this document represents the culmination of a creative process that has incorporated the knowledge and expertise of the Project Team, an understanding of the site parameters, and an aspiration to make a distinctive place, building on local characteristics. The plans on this page represent a range of options that have emerged through the development of the proposals for the site and can be summarised as follows:

**01.** This initial concept study introduces the formative objectives of the central linear greenway following the line of the existing PRoW. The locations of the new access points to the east and west are established, together with the principle of a new link road organised along the lie of the new linear greenway.

The residential area is organised to the eastern zone of the site, adjacent to the existing houses forming the west of Thanington. A key objective was to screen the residential areas from the wider viewpoints to the west by using the existing ridge and site contours as a key constraint.

At this stage, the objective to provide new woodland/ semi natural open space as a protection zone to Larkey Valley Wood is established. The principles of the wider connectivity, inter-linking the wider cycle and footpath networks has helped to inform the masterplan organisation.

**02.** This diagram begins to consider the organisation of the uses within the brief, with a commercial area and a community hub introduced to provide a mix of uses. These are located to the western edge of the site, close to the Milton Manor Road to allow wider access to these elements.

The access road has a more defined alignment. Through the assessment process considering the key existing landscape features, new cross-site linear greenways are introduced along the line of the existing north-south hedge, and the dry valley which runs from the north east corner in a south westerly direction.



01

ites



02



ites





### Design Evolution

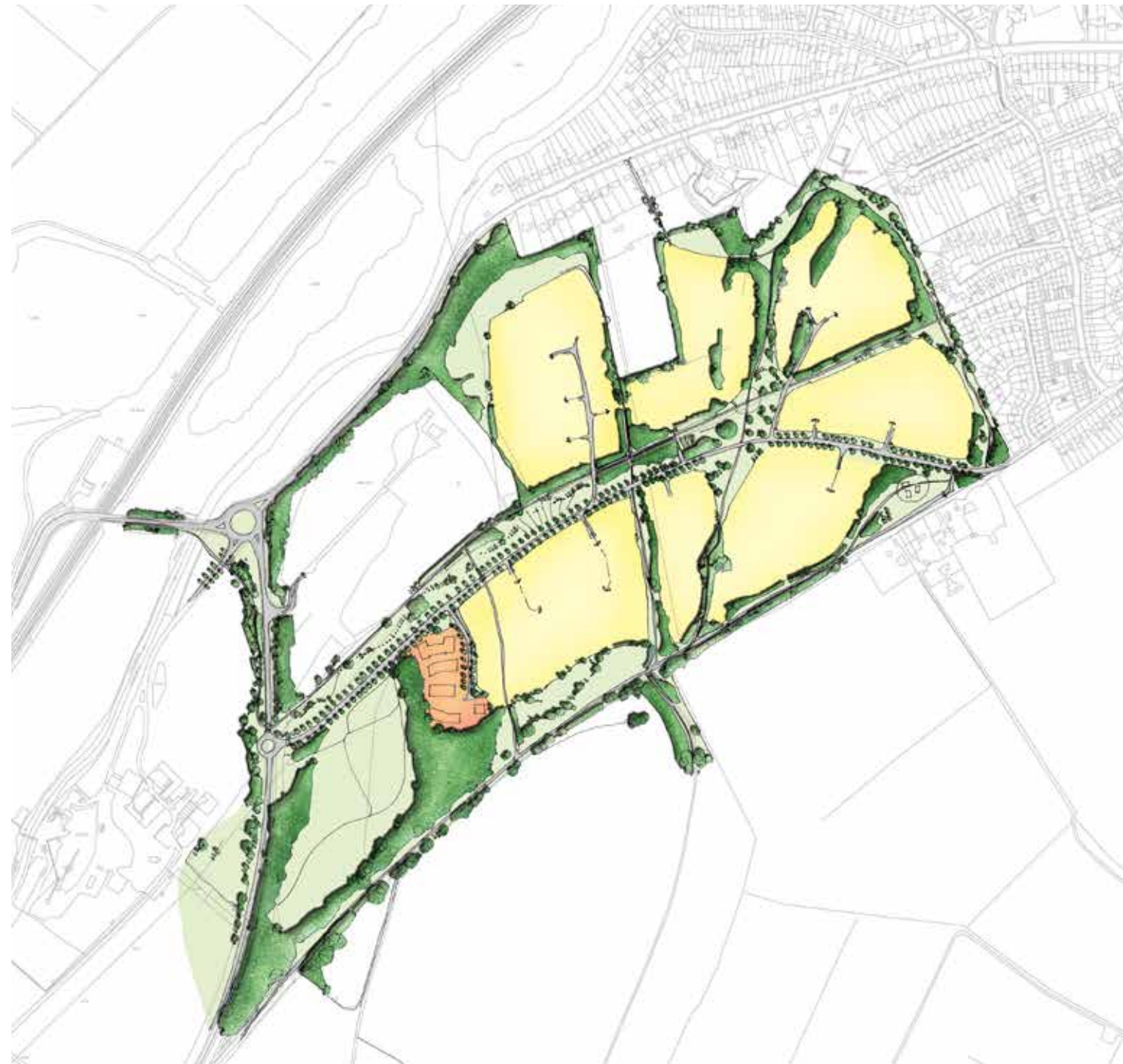
**03.** The organisation of the masterplan is fairly settled by this stage, and the detailed requirements begin to refine the layout, taking account of the agreed quantum of development for the respective uses.

Through consultation with local Stakeholders, it was considered the reinforcement of existing facilities was a more effective approach to the provision of local amenities, and as such, the community use has been removed from the masterplan.

The quantum of commercial use has been reduced, albeit remaining in the earlier location to the west of the developments area.

A few adjustments have been made to the internal access roads following a review of site levels and earthworks objectives. In particular, a number of roads crossing greenways have been omitted, which ensures these are pedestrian only spaces, which better serves the amenity objectives.

Initial works on the drainage strategy has identified that a large area adjacent to the A28 to the north of the site, being the lowest point, will be required for attenuation features. The residential area has therefore been reduced to incorporate these features.



03

### Movement and Accessibility

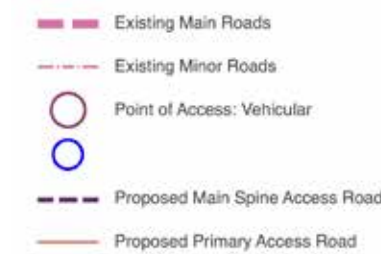
The points of access to the new development have been established through the analysis of local and strategic road networks, and have been indicated on the earlier Opportunities Plan. This analysis, together with reference to existing and emerging policies is more fully detailed in the TA, which has evolved in conjunction with the emerging masterplan concepts.

Key to this is the provision of two new access points comprising an eastern access, off Cockering Road, and a western access, off Milton Manor Road. These locations are the optimum locations for new access, given their integration with primary strategic roads and proximity to the existing community of Thanington. They presented an opportunity to interlink with the existing road network and bus routes, and hence the opportunity to interlink existing and new communities in a cohesive and structured way. A key objective of the CCC Planning Policy was to provide a coordinated new link road between the two land areas of the policy, which is provided by this proposal.

The approach to internal access streets is dealt with in more detail in later sections, however Diagram 1 opposite indicates the initial concepts in relation to points of access for vehicles and the generic approach to the internal network to provide access to the various uses and development areas. The road designs will create a safe and secure pedestrian environment by reducing the speed of traffic movements around the site. Through these measures the proposed development will significantly improve the pedestrian environment, thereby encouraging walking and promoting healthy lifestyles.

Diagram 2 focusses on the opportunities to create new pedestrian routes through the site, which will significantly improve the permeability of the area. At present, the site is only accessible from the cross-site PROW, which will become an integral part of the movement routes. This will interlink with further new key lateral cross-site routes, organised as an integral part of the green space network. A new perimeter trim trail is intended to provide access to the edges of the development area, and integrate these areas positively within the new development, whilst providing an opportunity for a wider network of recreational routes.

These principles have informed the progression of the masterplan, and the requirement to achieve optimum accessibility both into, and throughout the new development areas.



*Movement and Accessibility:  
Diagram 1*



*Movement and Accessibility:  
Diagram 2*



### Legibility

The proposed development will create a legible townscape in which residents and visitors can orientate themselves. The proposed layout utilises and enhances existing routes and desire lines to key facilities and services.

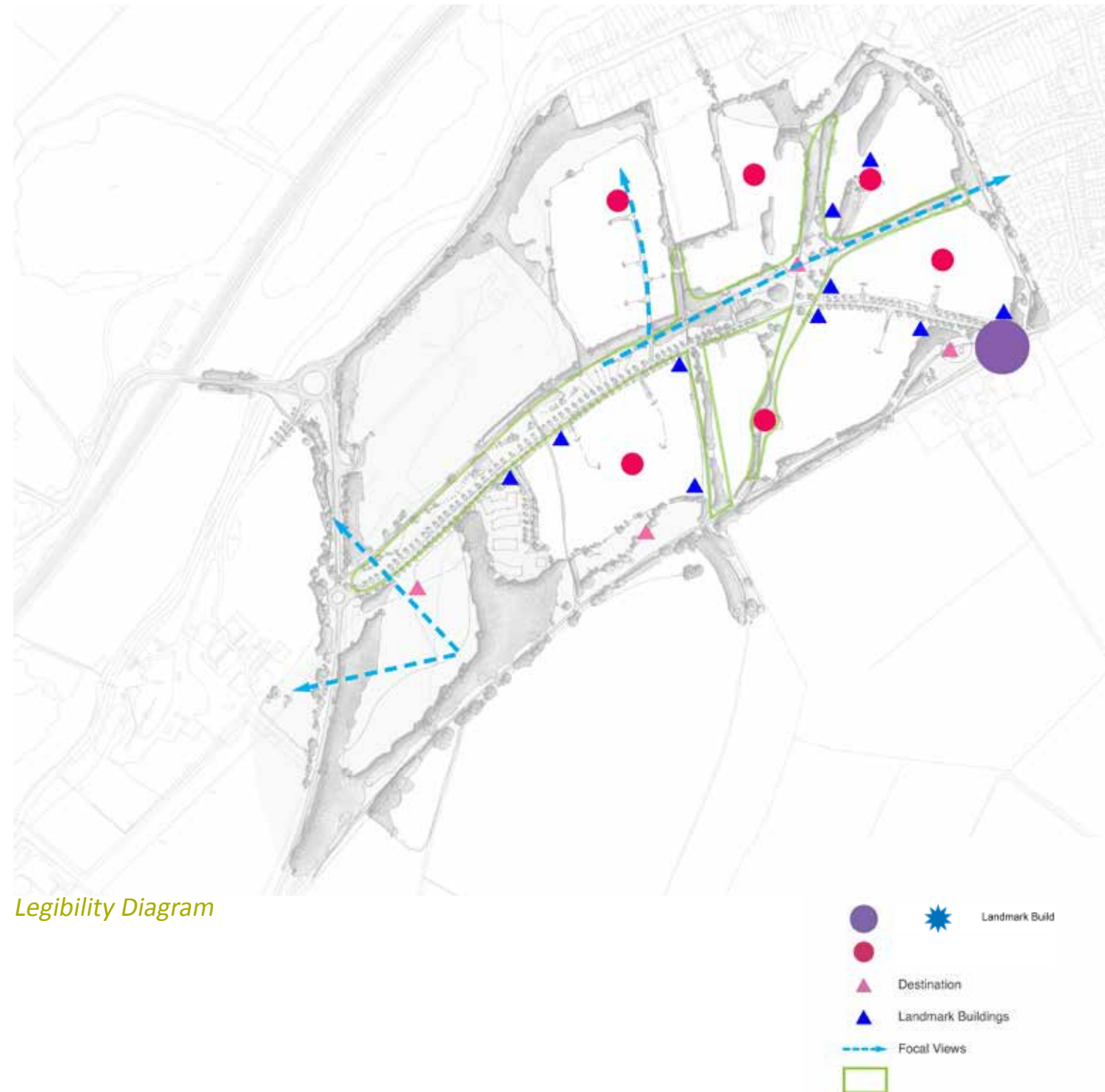
Sense of arrival from the main access points will be created spatially through landscaped gateway areas, leading to the tree lined access roads which form circular routes around the development areas.

The central linear park will be a key reference feature, visible from most areas of the development and connected to the movement network. The view to the cathedral will be an important element of the legibility context, providing a visual link to the city beyond the boundary of the development area.

A sense of arrival from the pedestrian routes will be created through landmark buildings and through the landscaping detail.

The creation of a legible townscape will be further enhanced by the character areas and various architectural features proposed.

Accordingly and in line with the CABI Urban Design Objectives in "By Design", this will be a place which has a clear image and is easy to understand.



Legibility Diagram

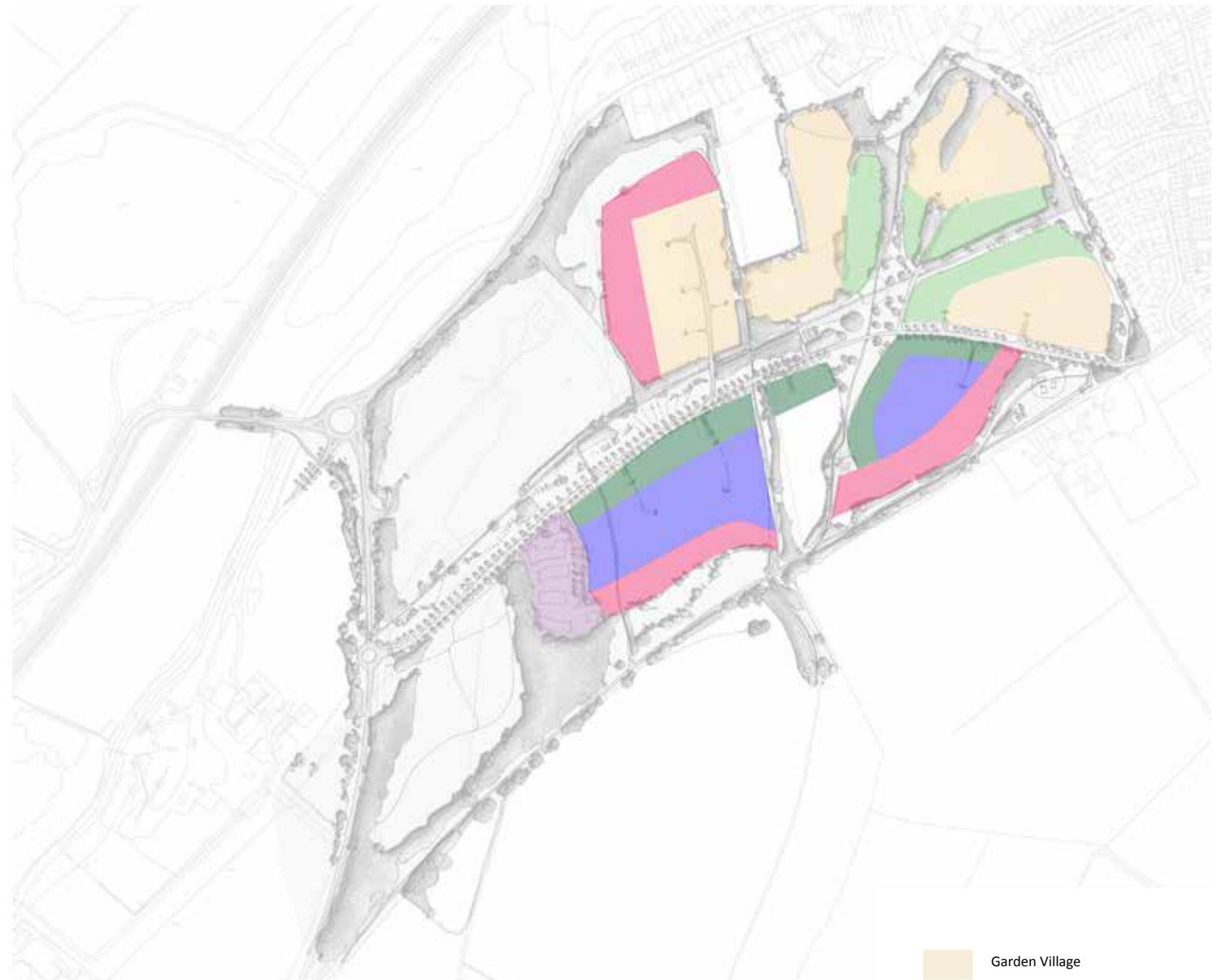
### Character Areas

The scheme promotes a cohesive character to the proposed layout which seeks to create a place with its own identity, made up of a set of distinguishable streets and spaces each with their own sub-character. Each character area is defined by the scale and massing of the buildings together with differing façade and landscape treatments.

The approach to character will draw form the adjoining Thanington Park development, forming part of the overall policy area. A consistent approach between the two development areas will be important to ensure the expansion of Thanington is cohesive and controlled.

The creation of character areas within the site is in line with the urban design objectives in “By Design”. The character areas draw on the studies of the existing towns and villages in the local area, and interpret them in a manner which is appropriate for a new development.

The Business Campus will also present an opportunity for a separate character area, forming a western gateway to the development area, defined by the commercial building forms and landscaped environs, again with the potential for key landmark buildings.



Character Areas Diagram

- Garden Village
- Parkland Edge
- Rural Edge
- Business Campus
- Greenway Edge
- Informal Lanes \* Mews



### Scale and Massing

The building heights proposed respond to the local townscape with perimeter buildings extending to 2 storeys and key landmark buildings within the site potentially extending to 3 storeys in height to provide focus and appropriate spatial containment.

The residential element of the development will be relatively consistent in its massing given the predominance of 2 storey housing proposed, with limited variation where this drops to single storey (where garages or carports are proposed), or where rooms in roof typologies provide 2.5 storeys. 3 storey residential buildings will be limited to apartment typologies.

As set out in the development principles, the taller and bulkier building forms, comprising the commercial and community uses, will be focussed at the edges of the development areas, such that the massing is controlled.

The scheme proposes a series of attractive spaces and streets of an appropriate human scale. The streets and parking courts are softened through a holistic high quality landscape scheme. The public realm design is reinforced through the use of shared surfaces and landscaping.



Scale and Massing Diagram

Up to 2 Storeys  
Up to 2.5 Storeys  
Commercial Use

### Active Frontages

The scheme aims to create a robust and sustainable high quality public realm through the orientation and treatment of the buildings to provide a safe and secure environment.

This is a place which will be active, through movement and interfaces of uses, including the school and food store. The aim is to present dwellings and commercial buildings to the key frontages, through the creation of outward facing block forms. The active areas of the public realm will be clearly defined and accessible, and distinct from the private quieter areas of the development.



Active Frontages Diagram

Active Frontage  
Key Route  
Key Green Spaces



### Density

The housing provided in the Cockering Farm development will have an overall density of circa 22 dwellings per hectare based upon a net residential site area of 18.1 ha.

The density of the proposal is a product of the design approach and reflects the built form to the north and east and the open countryside to the south of the site. This approach is considered appropriate to the site and will deliver a high quality design which will make the most efficient use of this site.



Density Diagram







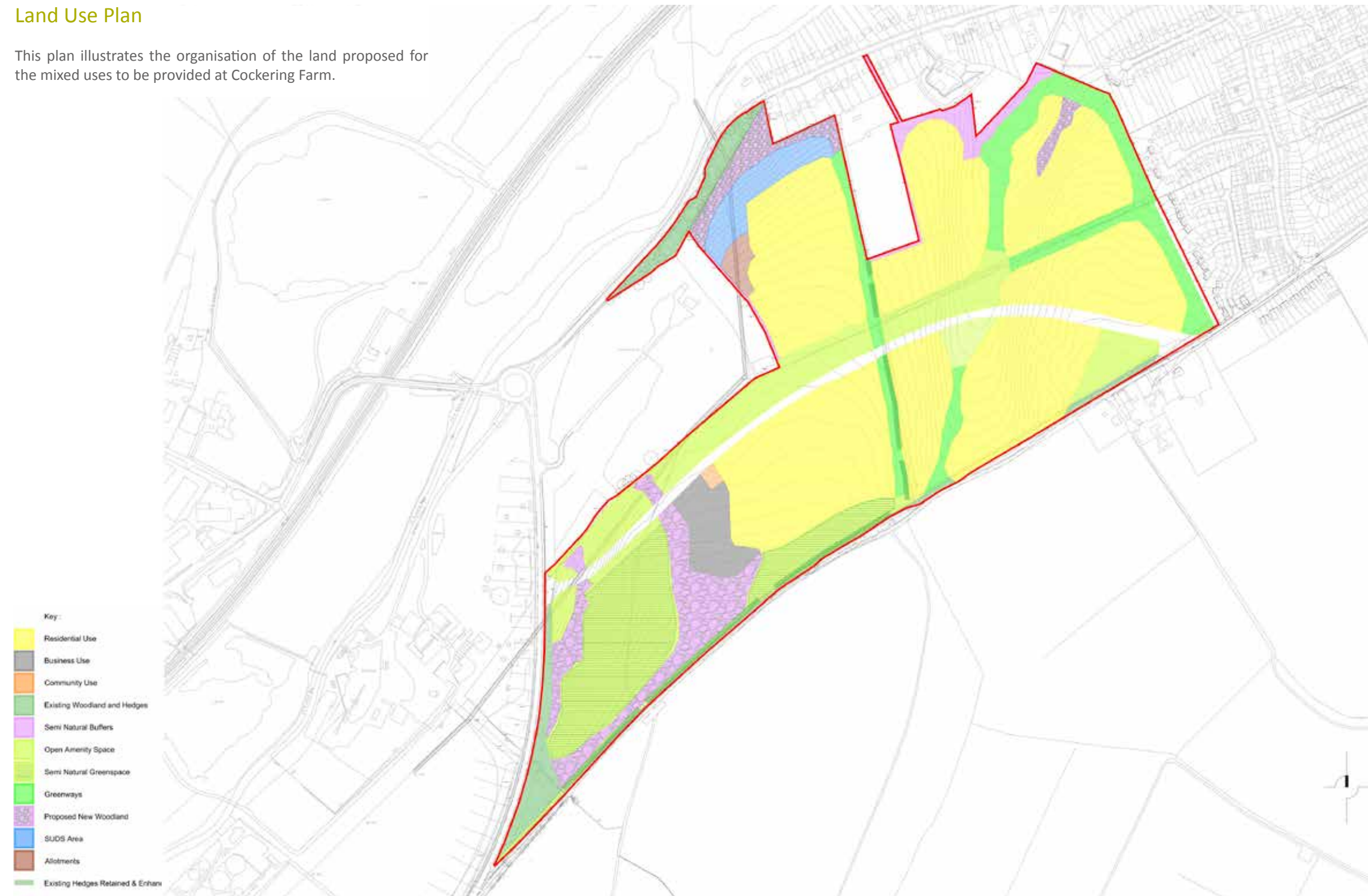
*Illustrative Masterplan*



# 05 MASTERPLAN FRAMEWORK

### Land Use Plan

This plan illustrates the organisation of the land proposed for the mixed uses to be provided at Cockering Farm.

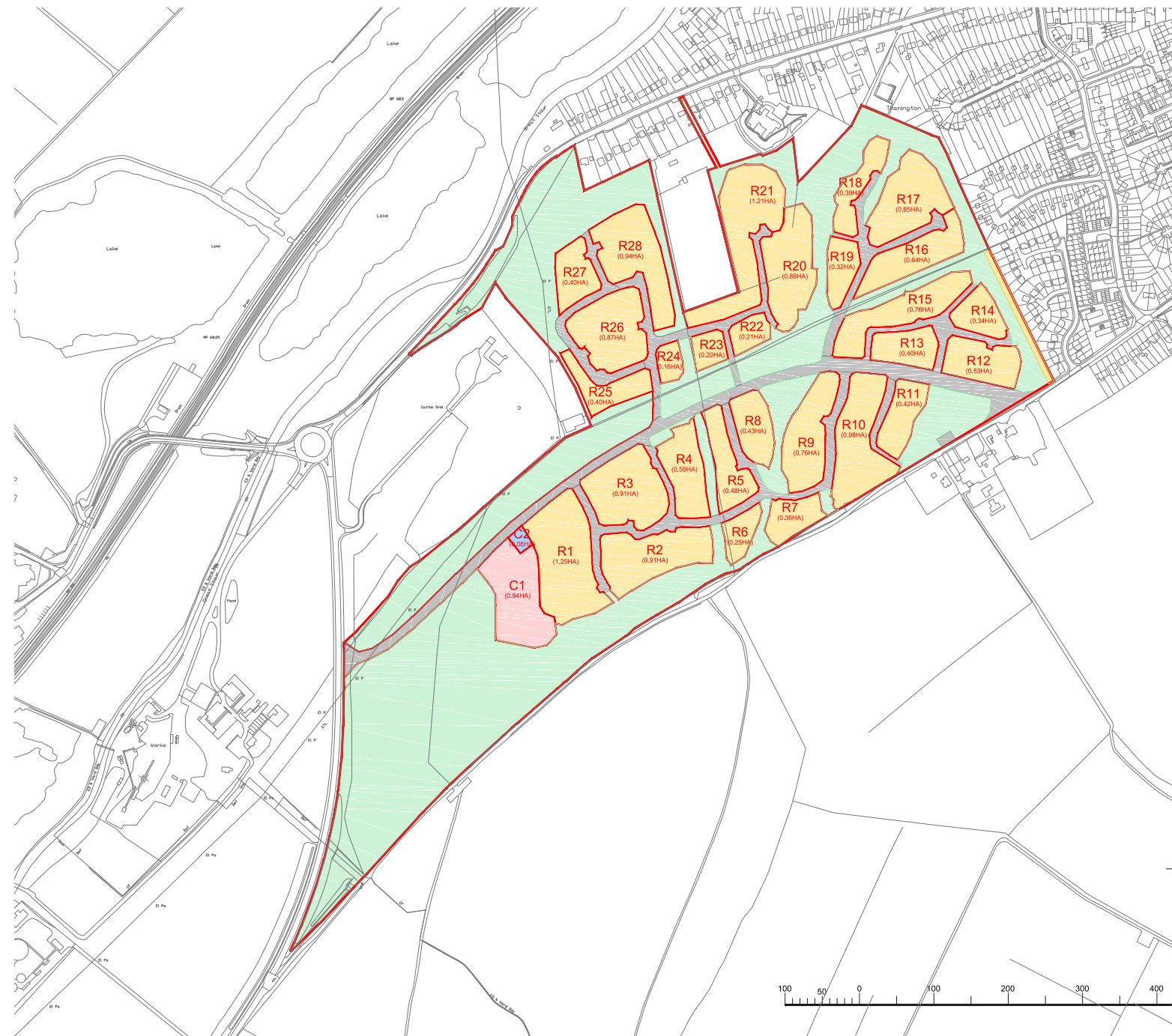




### Quantum of Development

This plan and table illustrates the quantity of the land proposed for the mixed uses to be provided at Cockering Farm

Land Budget Summary			
		Hectares	Acres
	Site Area	41.75	103.2
	Development Area	22.80	56.3
	Open Space	18.95	46.8
1	Residential	16.84	59.77
	Assumed Average Density	23.8	
	Total Number of Dwellings	400.0	
2	Commercial Development	1.00	2.47
		sq m	sq ft
	Class B1 Use	3,716	40,000
	Class D1 Use	200	2,153
	Ratio per acre	3,916	42,153
	Ratio per Hectare	9,676	104,159
3	Transport Infrastructure	4.96	12.26
	Proposed Onsite Infrastructure	4.96	13.71



Land Budget Plan



### Business Campus

The Cockering Farm development proposes up to 3716 m<sup>2</sup> of B1 (Business) floorspace. It is anticipated that this will be developed in the form of a Class B1 Office Park or “Business Campus”. No specific form of development is proposed at this stage, however it is likely that market demand will be for buildings to take the form of several self-contained buildings in a landscaped setting.

Additionally, one of the buildings on the Campus will be provided for Community Use, providing circa 200 sqm of floorspace.

The Business Campus is organised to the western area of the masterplan, such that it is closest to the new western site access.

In order to retain flexibility at this stage, it is proposed that the employment space could be used for a range of occupiers, under the B1 Use Class. Whilst the specific floorplates and design of the buildings will most likely be operator led, it is anticipated that these will comprise a series of two storey buildings and will be provided with associated car parking and landscaping.

A separate access will be provided to the employment space from the new cross-site spine road. This will be formed at the northern edge of the commercial area and will lead onto a main access spine road within the Campus. Shared parking courts and service areas are intended to be organised in the spaces between the buildings.

The Campus will be organised to provide screening from the adjacent uses. The frontage area and entrance gateway will be landscaped to provide an appropriate presentation of the use.

The landform to this area slopes downward from south to north and it is envisaged the land area will be formed as terraced platforms for the buildings, with the landscaping and parking taking up the gradient to the interfaces.





### Residential Uses

The residential component of the masterplan forms a significant part of the development proposals and will provide up to 400 new homes, delivered in phases, comprising of a broad range of Market Sale and Affordable tenures and dwelling types, including a range of houses and flats.

A summary breakdown of the proposed housing is set out in the table on the following page.

The housing will be arranged in distinctive residential neighbourhoods around focal points such as the linear parks, village green, cricket ground and local centre, and will be built using a mix of traditional and contemporary designs. Densities and character will be varied throughout the progression of development in accordance with prevailing guidance within this document.

A wide mix of size and typologies will be built, which will produce an urban form that is both cohesive and diverse. The development will encompass a mix of dwelling types to provide a balanced, sustainable expansion to the community.

A distinct architectural identity is proposed to establish a distinct neighbourhood area within the context of the overall masterplan.





### Dwelling Space Standards

As part of the emerging objectives for the CDLP Draft 2014, the City Council propose the introduction of specific guidance for the size and design of residential dwellings, as set out in draft Policy DBE7 within table D3. This aims to achieve a good standard of homes that are flexible and adaptable they must be built to the minimum internal space standards set out in the tables. These standards are considered to be the minimum acceptable and the City Council would expect to see a range of homes in excess of these minimum sizes.

The Lifetime Homes Standard was established in the 1990s to incorporate a set of principles that should be implicit in good housing design, with the aim that it should maximise utility, independence and quality of life without compromising on the aesthetics or cost effectiveness of design. It seeks to provide flexible accommodation that meets the changing needs of households over time. As an expression of inclusive design it has the ability to meet the requirements of a wide range of households such as families with pushchairs, wheelchair users and some people with disabilities. The City Council also propose to include this requirement in its emerging policies.

### Dwelling Mix

The development will comprise a full range of housing types, sizes and tenures. This will extend from one bedroom flats to five bedroomed detached houses. The predominant character of the site will be traditional family houses with gardens. Since market demand and affordable housing needs will change over the next ten years, it is not considered appropriate to precisely fix the dwelling mix for the whole development now. It is considered appropriate to set out an indicative mix for development, as shown in the adjacent table.

The Cockering Farm development will provide both private and affordable housing (affordable rent and intermediate housing). Policy H4 of the 2006 Canterbury Local Plan expects new developments to provide 30% affordable housing. More recently the emerging Local Plan (submitted to the Secretary of State in November 2014) also proposes affordable housing is provided at 30%. Since this is based on a more up to date assessment of both affordable housing needs and viability, it is proposed to adopt 30% as the aspirational level of affordable housing to be achieved at Cockering Farm.

### Policy DBE7 Residential Space Standards

All new housing proposals should have an acceptable standard of accommodation in terms of internal layout, room sizes and amenity space. Residential accommodation should meet the minimum space standards set out in table D3. In addition developments should provide:

- Storage space and space for refuse and recycling
- Facilities for covered cycle parking
- Outdoor space for private and communal use

The City Council will expect at least 20% of all residential developments to be built to Lifetime Home Standards spread equally between all tenure groups.

**Table D3: Minimum residential space standards**

Typology	Dwelling Type (Bedroom / Persons)	Essential GIA (sq.m)
Flats	1p	37
	1b 2p	50
	2b 3p	61
	2b 4p	70
	3b 4p	74
	3b 5p	86
	3b 6p	95
	4b 5p	90
	4b 6p	99
Two Storey Houses	2b 4p	83
	3b 4p	87
	3b 5p	96
	4b 5p	100
Three Storey Houses	4b 6p	107
	3b 5p	102
	4b 5p	106
	4b 6p	113

### Policy DBE7 Residential Space Standards

Rooms should be of sufficient size to allow them to function in relation to their proposed use. Where multi-functional rooms are proposed they should allow for future sub-division.

- Living rooms should have a width greater than 3.3 metres
- Single Bedrooms should have a minimum floor area of 7m<sup>2</sup>
- Double/twin bedroom should have a minimum floor area of 12m<sup>2</sup>.
- Single bedrooms should be at least 2m wide
- Double bedrooms at least 2.6m wide
- All bedrooms should be at least 3m in length.

Additional guidance concerning internal space standards is available from the Lifetimes Homes Standard.

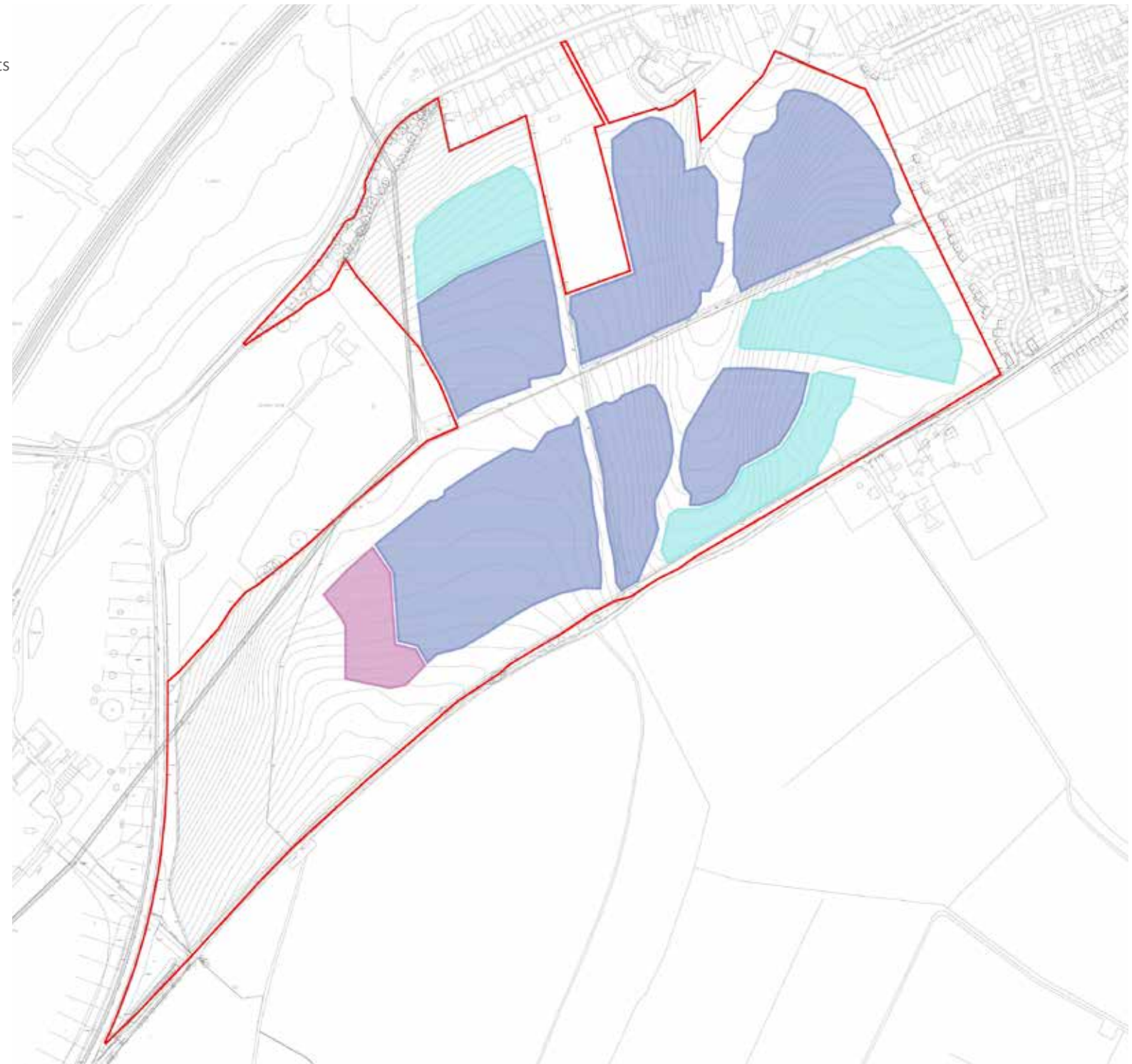
### Dwelling Mix

Dwelling Types	Number of Dwellings	% of Dwellings
1 Bed Flats	0	0.00%
2 Bed Flats	6	1.50%
2 Bed Houses	100	25.00%
3 Bed Houses	144	36.00%
4 Bed Houses	115	28.75%
5 Bed Houses	35	8.75%
	400	100.00%



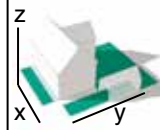


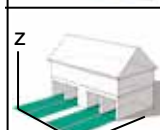

### Building Heights Plan

This plan illustrates the objectives for the building heights proposed for the mixed uses to be provided at Cockering Farm



### Building Heights Matrix

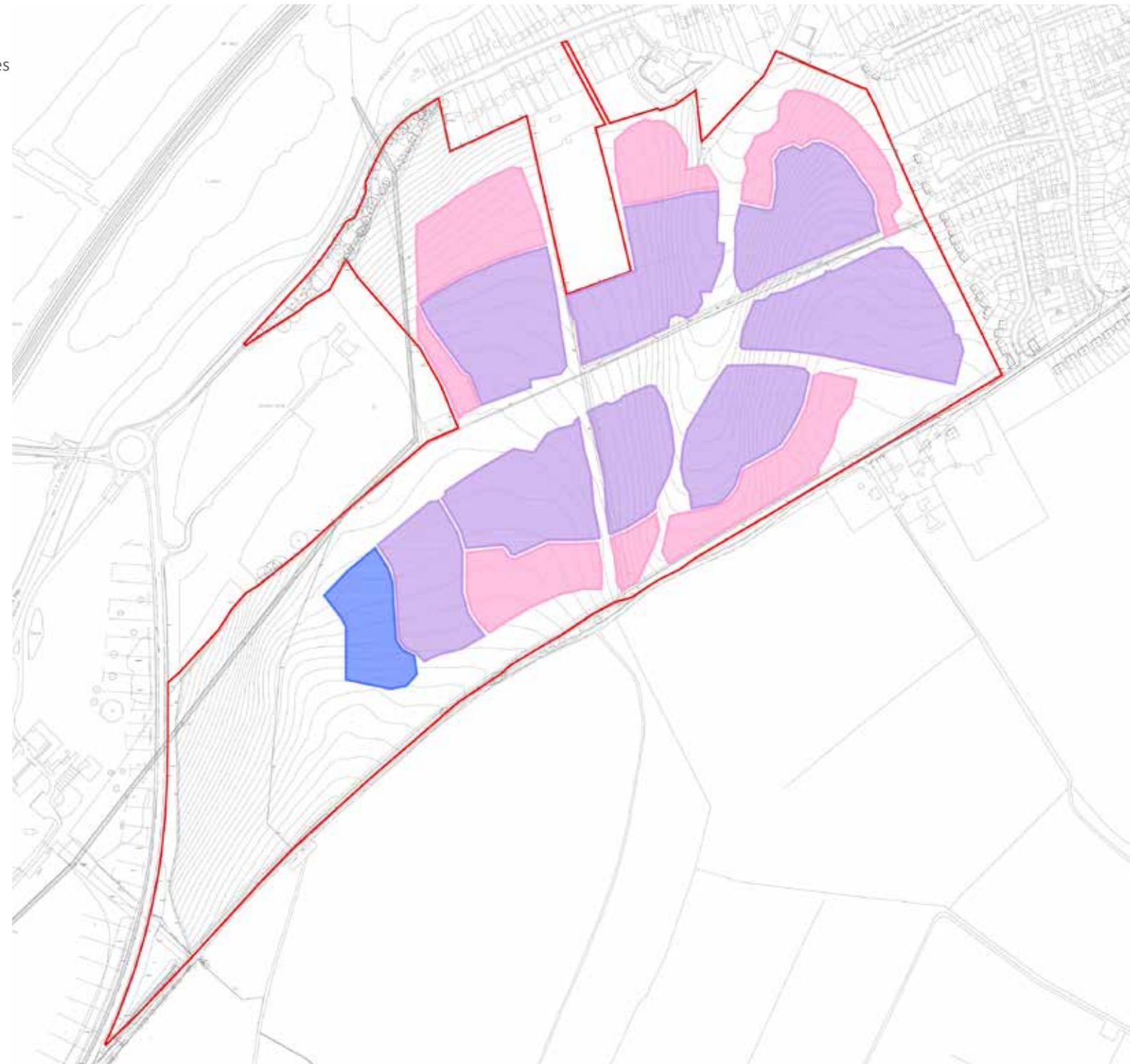
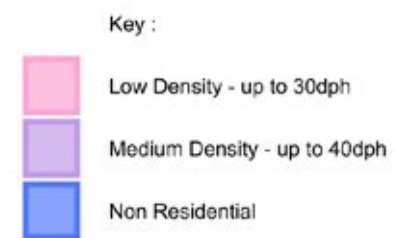
This table below indicates the maximum and minimum length, width and height for each of the proposed building typologies for the development.

	Building Type	X		Y		Z	
		MIN (m)	MAX (m)	MIN (m)	MAX (m)	MIN (m)	MAX (m)
	Detached House	6m	15m	5m	12m	8.5m (1.5 Storeys)	12m (2.5 Storeys)
	Pair of Semi-detached Houses	8m	20m	5m	12m	8.5m (1.5 Storeys)	12m (2.5 Storeys)
	Terrace of Houses	13m	52m	5m	12m	8.5m (1.5 Storeys)	12m (2.5 Storeys)
	Flat over garage (FOG) or drive-through	10m	14m	6m	8m	8.5m (1.5 Storeys)	12m (2.5 Storeys)
	Employment Use	6m	40m	5m	18m	6m (1 Storey)	12m (2 Storeys)



### Building Density Plan

This plan illustrates the objectives for the development densities proposed for the mixed uses to be provided at Cockering Farm



### Status within Application

The appearance of the buildings within the proposals is not fixed and therefore the external appearance of all buildings will be determined as Reserved Matters. The design guidance in this document describes the broad principles which the design of the buildings within Reserved Matters applications should follow.

### Appearance of the Proposals

The proposals do however seek to fix certain elements of the design of buildings, principally in relation to:

- Development Blocks, which set the pattern for development areas, establishing access streets, development frontages and parcel sizes, as shown on the plan opposite;
- Character Areas across the site, as shown shaded on the plan on the following page; and
- Key townscape elements, such as building frontages, landmark buildings, and the key aspects of the urban form to achieve an appropriate townscape for the development.

These will be developed further under the Reserved Matters Applications

### Townscape Elements

The key Townscape principles are indicated on the following pages, comprising:

- Building frontages (continuous, stepped, informal)
- Active Commercial Frontages
- Visual Connection/ Key Views
- Building Focal Points



*Development Block Plan*

Residential  
Commercial



### Development Character

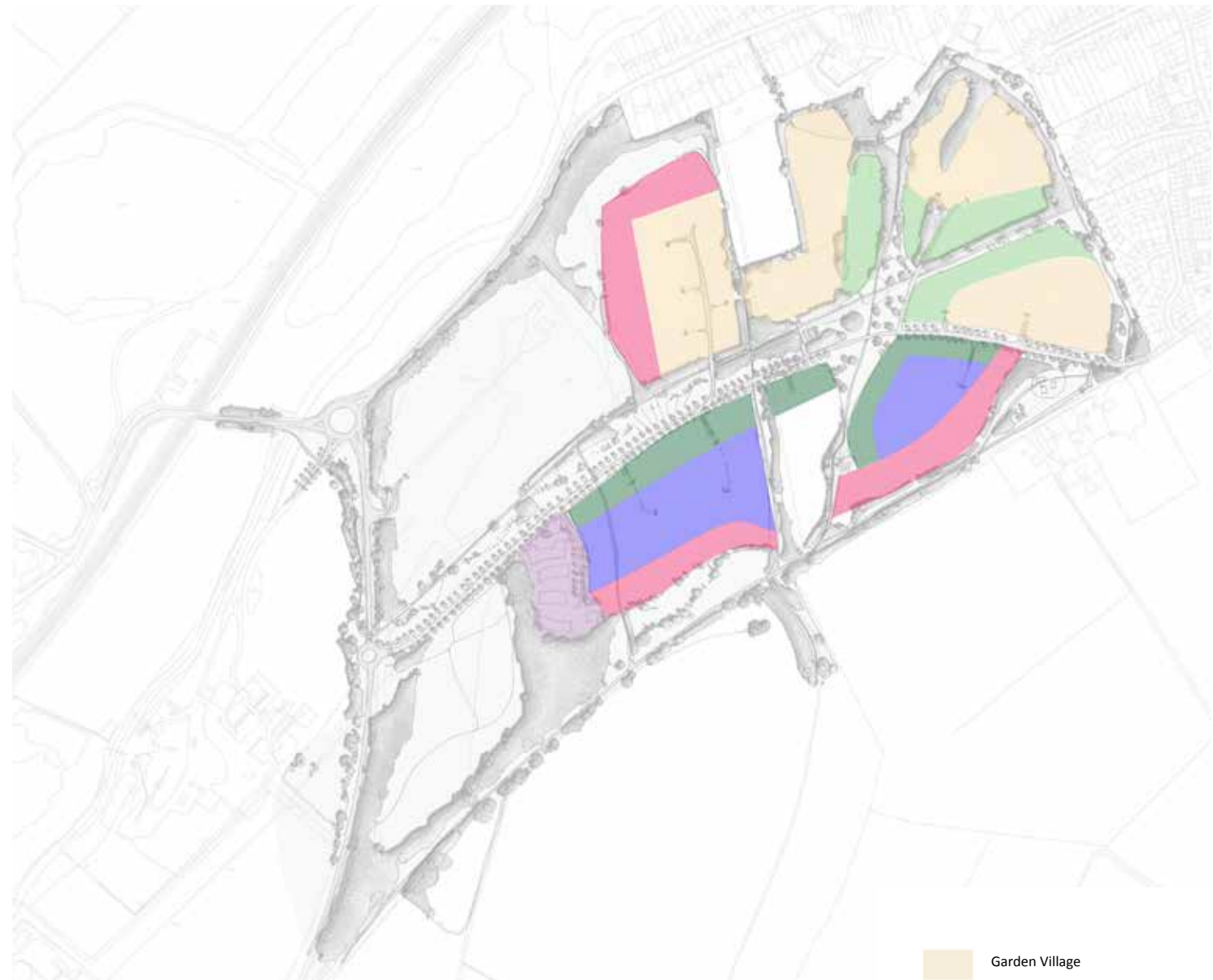
The site constraints and design concept create distinctions between different parts of the site giving them a varied character. The character of a place is defined by its underlying structure and form, not just by the external appearance of its buildings. The plan opposite sets out the key objectives for the structure and form of the developments character areas, streets, and public spaces.

### Character Areas

The plan opposite show how character areas could be organised and demonstrate that there will be a rich variety of architectural style, drawing on the Kentish vernacular and local influences.

- Rural Edge
- Parkland Edge
- Greenway Edge
- Informal Lanes & Mews
- Garden Village
- Business Campus

The Local Centre, Residential Care buildings and the Business Campus will each have an independent character appropriate to their use and context.



Character Areas Plan

- Garden Village
- Parkland Edge
- Rural Edge
- Business Campus
- Greenway Edge
- Informal Lanes \* Mews

### Illustrative Typologies

The sketches opposite show how character areas could be evolved and developed to reflect different characteristics associated with their relative locations and within the context of the street typologies. These could draw references from a number of distinctive streets and character areas around Canterbury.

- Rural Edge: Nackington Road Style - Large detached villas with private drive access
- Parkland: Villas: Detached villas, less formal, reflecting Arts and Crafts Style
- Formal Avenue: Large road-side villas, similar to Ethelbert Road & South Canterbury Road
- Formal Street: Terraced and semi-detached, fairly formal, similar to Whitstable Road
- Informal Lanes & Mews: Smaller villas and semi-detached, similar to Cromwell Road
- Garden Village: Semi-detached & terraced, 1930's style, similar to St Augustine's





### Streets & Spaces

The public realm also establishes a development character, as well as providing a common thread which will knit the distinct neighbourhood areas together. The spaces and series of streets that run through the site will have different characteristics depending on their place within the hierarchy and location within the development.

### Built Form

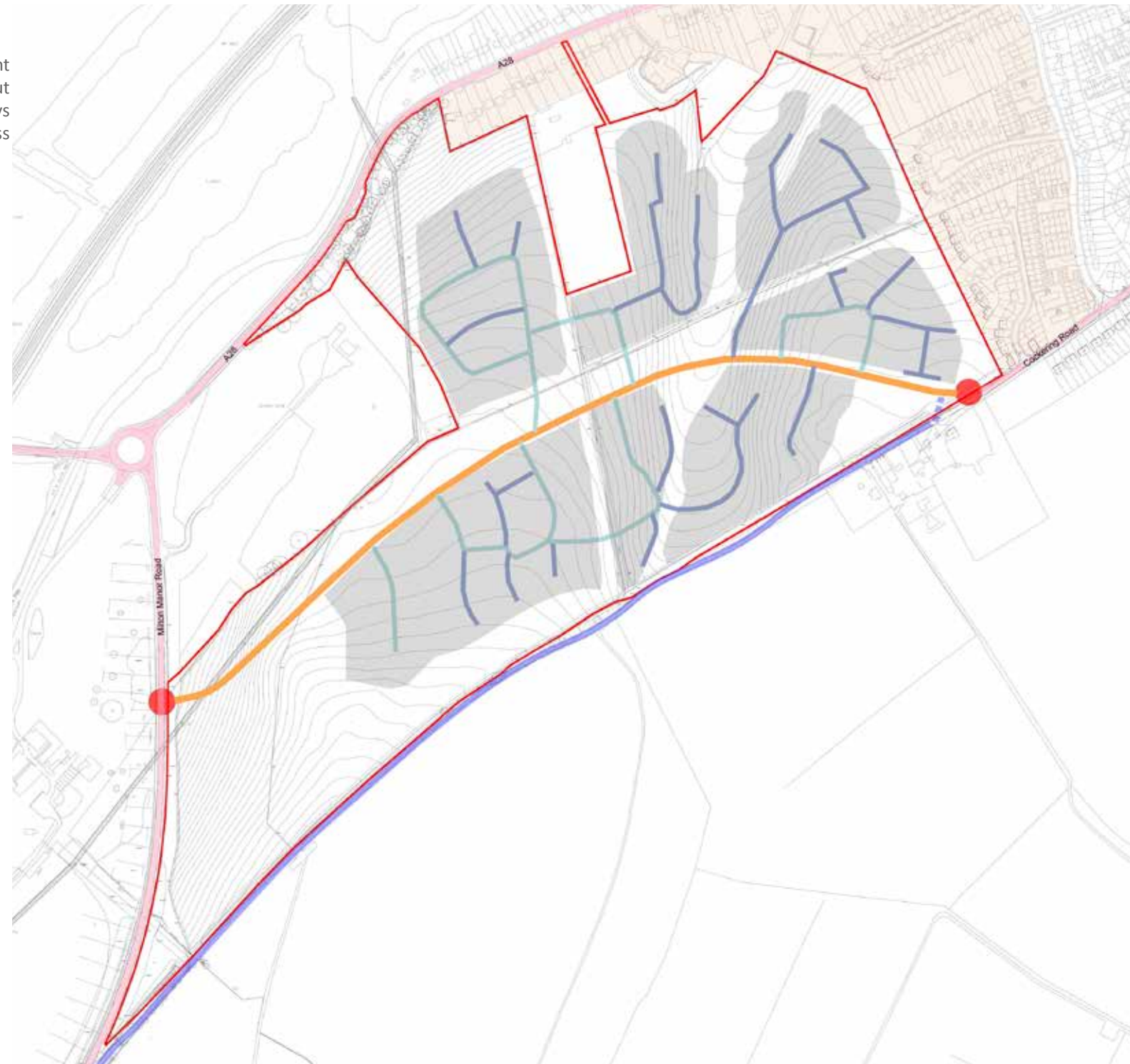
The masterplan is not prescriptive in determining the appearance of buildings within the site. The design guidance and parameters provides some key requirements relating to the buildings form, and arrangement with each other, but with a degree of flexibility to allow different solutions to emerge. There are however some key principles which the masterplan seeks to determine:

- Buildings will be of a high quality, with good materials selected and a generosity of design and detailing apparent in the external appearance.
- The appearance of buildings within the site will support local character and distinctiveness, but not slavishly copy the existing buildings in the locality.
- The new buildings should be of their time and reflect the functional, sustainable requirements of modern living in their design.



### Route Infrastructure Plan

This plan illustrates the objectives for access and movement within the proposed development at Cockering Farm. It sets out the inter-relationship of pedestrian and cycleway greenways with the road network, providing essential connectivity across the new and existing development area.





### Access Plan 1: Milton Manor Road

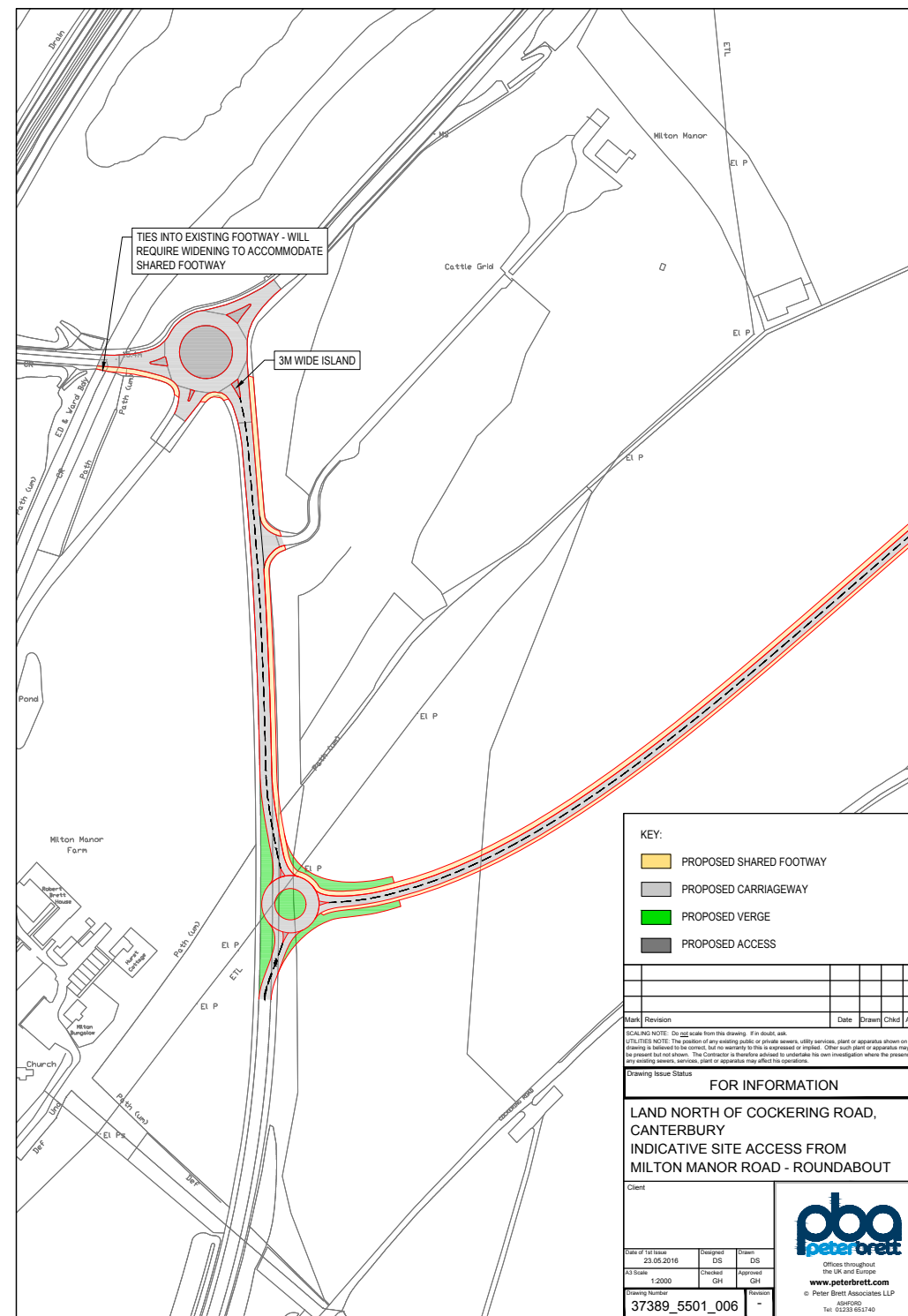
A series of new access points are proposed for the development. These are described in detail in the Transport Assessment and on the detailed Access Plans accompanying this application. They are summarised here in the context of demonstrating how access inter-relates to the proposed masterplan.

The A2 London bound off slip will be relocated south west and lengthened such that the end of the slip road will be positioned approximately 100m to the south east of Cockering Road and 190m south-east of the A28 corridor.

A signal controlled junction will be provided at the end of the new slip road and this will provide access to the site and a new two-way link to the A28 corridor to the north. The link to the A28 corridor to the north will, in effect, be formed through a widening of an existing section of slip road and conversion to two way operation.

A new roundabout will be formed within the development configuring the access roads such that direct access is provided to the new Business campus and to the residential areas.

A new “bus-only” link will be configured between the new gateway roundabout and the existing Cockering Road such that bus service can connect to the existing bus routes in the local area.



Access Plan 1

### Access Plans 2 : Cockering Road

Further vehicular access will be provided on to Cockering Road at the north boundary of the site. It is proposed that two access locations will be formed, one to the south of St Nicholas Road and one just to the east of Strangers Lane, as shown on the masterplan extract below.

As a result of the consultation exercise, it is proposed that the road priority is changed at the Cockering Road and Strangers Lane junction, such that traffic flows more directly between these two roads. This is detailed on Access Plan 3 opposite.

A new link road will be formed between the two access locations on Cockering Road within the site. This will provide some relief to Cockering Road, and would allow the implementation of a bus gate on this section, if this was considered desirable. It could also facilitate the removal this section of Cockering Road as a through route and significantly reduce the traffic volumes passing the existing houses, again if this was considered desirable.

Pedestrian access will be available at each of the vehicular access points described above, as footways will be provided alongside each of these. The existing PROW passing north-south through the site will be retained within the new development and will maintain its alignment and means of connection to the existing point of access off Cockering Road.



Access Plan 2



### Street Hierarchy

Successful places to live and work feature a legible hierarchy of routes and spaces. The aim of the masterplan is to create a clear sense of hierarchy. The nature and character of the routes within the development relate to their function, location, size, physical character and the nature of the development which contain them.

This character of the streets and the related urban form progressively changes from the primary roads, intended for main vehicular circulation, through secondary and tertiary streets, down to the narrower lanes and mews. The illustrative masterplan aims to demonstrate that the road hierarchy, and its pivotal position within the design process, have been carefully considered.

The indicative street typology designs for the development are set out in this section. These are sufficiently flexible to allow implementation of a highway masterplan that accords with the overall site design aspirations. The hierarchy tiers are shown on the indicative road hierarchy plan.

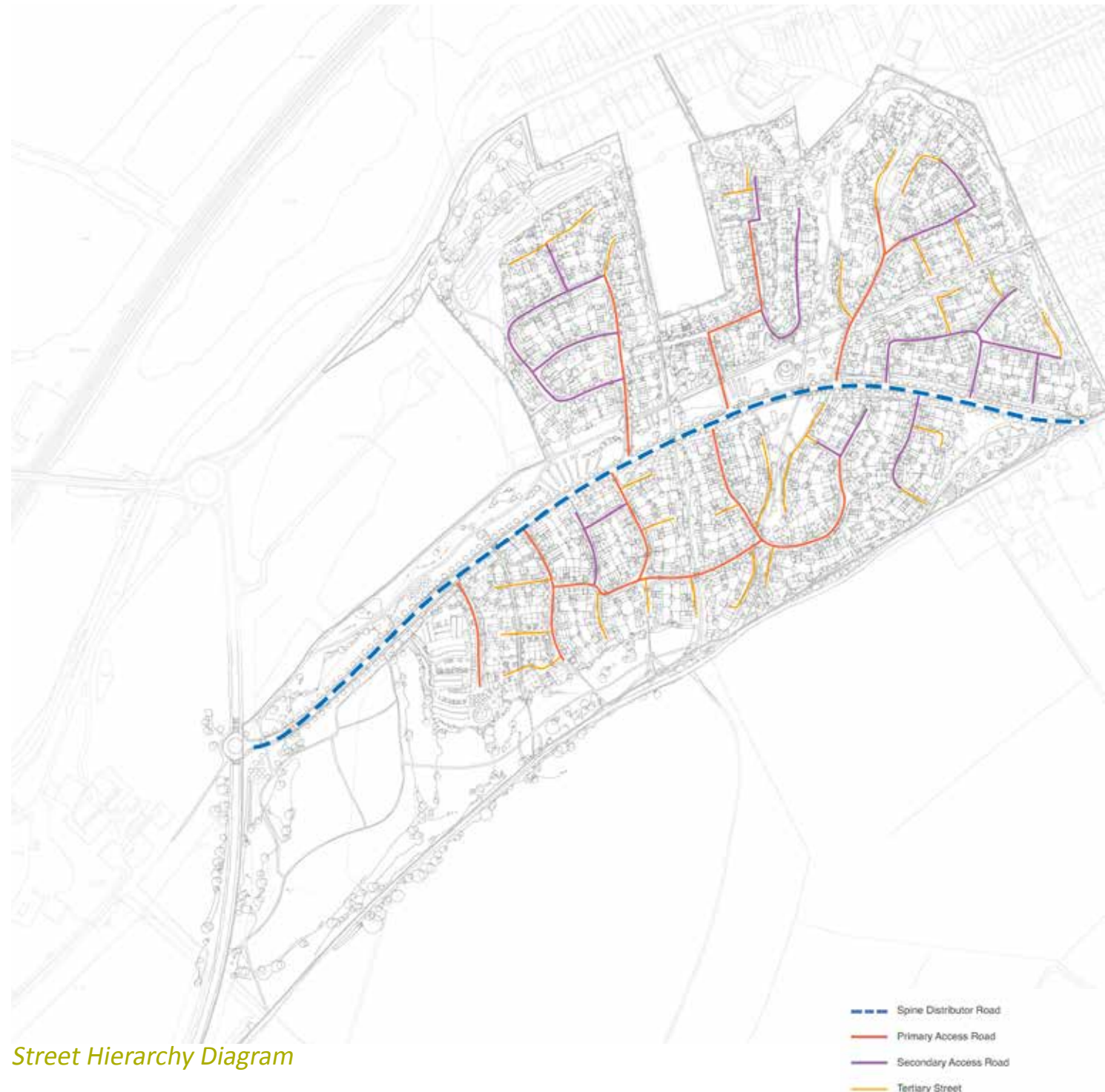
The street typologies at the Cockering Farm will consist of:

- Primary Roads: Main Streets
- Secondary Roads: Access Roads
- Tertiary Streets
- Mews and Lanes.

The Street Typology Plan opposite illustrates the street hierarchy in relation to the Masterplan. This articulates the proposed spatial relationship between the typologies.

The Indicative Street Sections opposite illustrate the proposed hierarchy and denote the guiding parameters for road widths and organisation of the highway elements, considering on-street parking, street trees and footpaths. These will be developed through the Reserved Matters Applications.

The location of the key Primary Road will form part of the strategic advanced infrastructure works, which will facilitate the phased development and progression of reserved matters applications. The location of the access streets and lanes will be subject to a degree of variation at the more detailed design stage, however the general hierarchy should be observed.



Street Hierarchy Diagram

### Street Design

The internal road hierarchy and design of streets for Cockering Farm has evolved through the masterplanning process and focuses on a permeable network of streets based around the provision of an interesting streetscape and low vehicle speeds.

Highway safety is an important factor in the design-led approach to the Framework Plan. The proposed streets within the site will be punctuated with pedestrian / cyclist priority places at regular intervals which naturally calm traffic and enhance road safety.

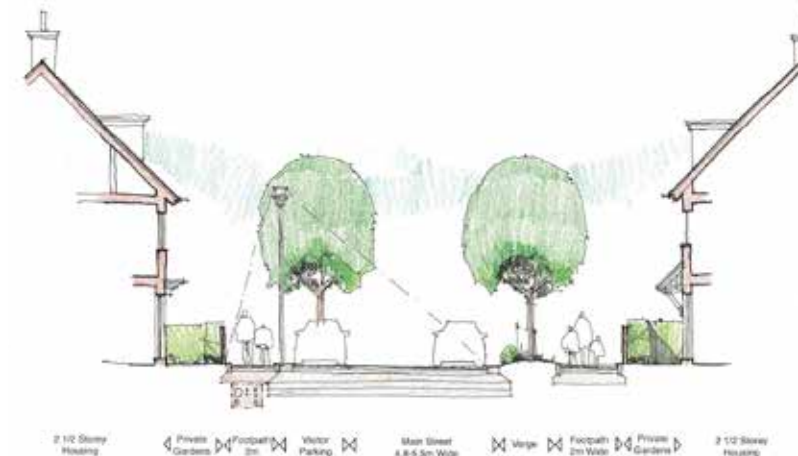
Building form, shared-surface materials, street-furniture and structured planting will be used to reinforce the status of these places and accentuate the priority of pedestrians and cyclists.

The provision of safe crossing points for pedestrians and cyclists along with public realm enhancements will be provided in accordance with the principles set out in Manual for Streets (MfS) Parts 1 and 2, (DfT 2007 & 2010) and the Kent Design Guide.

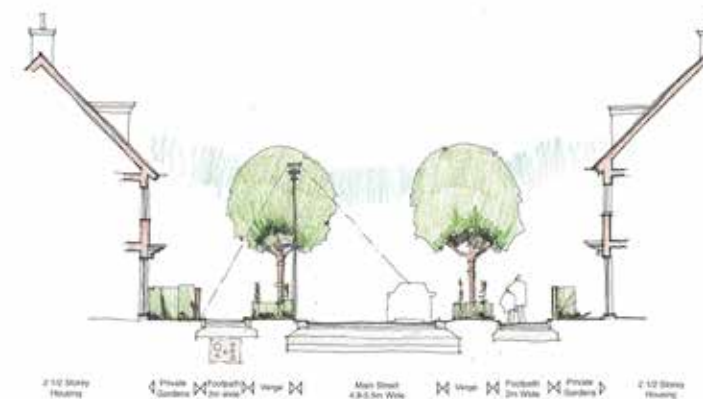
These guidelines relate to the prioritisation of non-motorised users over vehicular movement. The mobility impaired will be assisted by the provision of dropped kerbs and tactile paving at crossing points.

### Street Sections

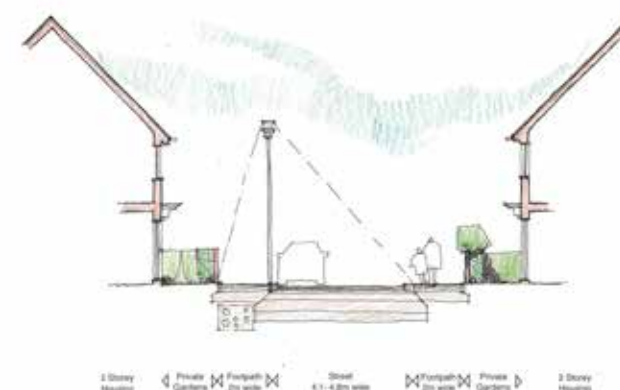
The Indicative Street Sections opposite illustrate the proposed hierarchy and denote the guiding parameters for road widths and organisation of the highway elements, considering on-street parking, street trees and footpaths. These will be developed through the Reserved Matters Applications.



Indicative street section: Primary Road



Indicative street section: Secondary Road



Indicative street section: Tertiary Street



Parking

The emerging CDLP Draft 2014 proposes adopting the current Kent County Council approach to parking provision which applies the parking standards set out in the Kent Design Guide Interim Guidance Note 3 for residential developments and the Kent and Medway Structure Plan Supplementary Planning Guidance 4 (SPG4) for commercial developments and cycle parking standards for residential and commercial developments.

Government policy no longer requires local authorities to set maximum parking standards. Instead, local authorities are encouraged to develop locally appropriate standards taking into account factors such as the availability of public transport and local car ownership levels.

The current guidance promotes a needs based provision and states that “ All parties involved in the design and assessment of new developments should be following current guidance by identifying parking provision that satisfies reasonable demand, is well-designed and makes the best use of the land available”.

In addition, the guidance states that garages should be additional to the spaces shown in the adjacent table and that on street parking can be provided in on-street areas as 0.2 spaces per unit.

The development proposals will provide parking spaces in accordance with the information set out above, having reference to SPG4 for non residential parking standards and IGN3 for residential parking standards. The classification to be applied will be “Suburban”, as summarised in the table opposite.

Kent County Council’s Supplementary Planning Guidance (SPG4) provides details of the minimum cycle parking standards relevant to the proposed development as summarised by the table opposite.

The planning application is outline and details of parking provision will be determined at reserved matters stage. However, during reserved matters it is expected that the masterplan and parking provision proposed will accord with standards outlined above.

Policy T9 Parking Standards

The City Council will apply Kent County Council’s Residential Parking Standard IGN3 or any subsequent guidance. For all other developments the City Council will apply SPG4 or subsequent guidance. Cycle parking, where provided, will be as per the standards set out in SPG4 and the Code for Sustainable Homes Technical Guide, convenient, secure, covered and where possible complemented by showering and changing facilities for cyclists.

Land Use	Car Parking (minimum)
	for suburban
1 and 2 bed flats	1 space per unit
1 and 2 bed houses	1 space per unit
3 bed houses	1.5 spaces per unit
	(allocation of 1 space possible)
4+ bed houses	2 independently accessible spaces per unit
	(allocation of both spaces possible)
Notes	Garages are additional to the provision above
	Visitor parking to be provided on street at 0.2 spaces per unit.

Minimum cycle parking standard (SPG4)	
Residential Development	1 space per bedroom (houses)
	1 space per unit (apartments)

Disabled Access

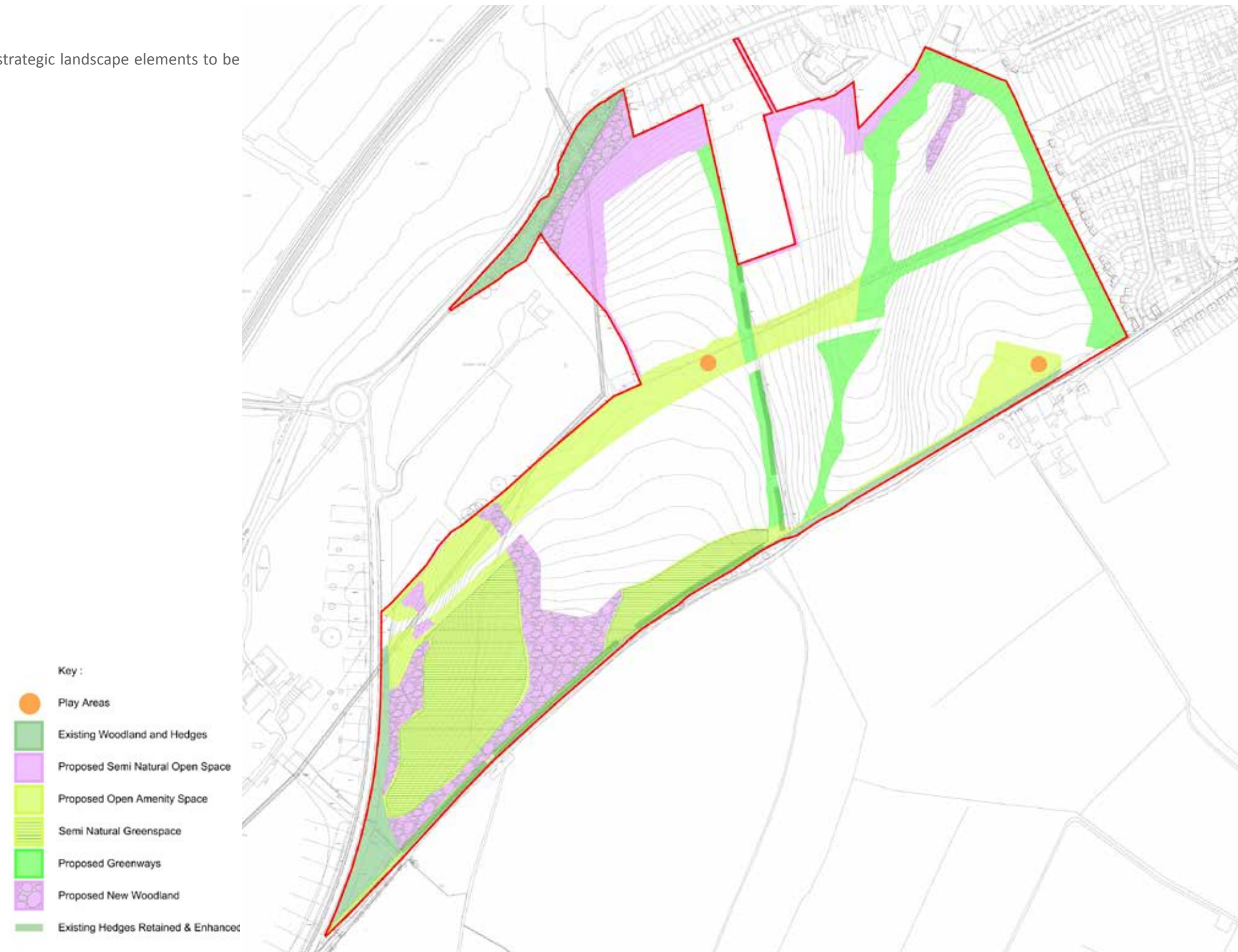
The development of Cockering Farm will be designed as an inclusive environment and will meet the needs of all building users. The development will meet the standards of disabled access identified in Part M of the Building Regulations and BS8300. Level access is achievable from the edge of development areas and will be continued to the entrance to all site dwellings. All entrance doors will incorporate flush thresholds and be sufficient to accommodate full access.

Emergency Access

Highways access will allow fire vehicles and emergency services vehicles to be within 45m of each dwelling, in accordance with Building Regulations requirements. Emergency vehicles will have access to the site from all vehicle access points.

### Landscape Plan

This plan illustrates the key strategic landscape elements to be provided at Cockering Farm





### Overview

This section outlines the overall strategy for landscape design treatments across the development. Once Outline Consent has been achieved, detailed hard and soft landscape design, including the arrangement, details and specification of works to existing and proposed landscape features and proposed ground modelling, will be prepared as part of the ongoing design process and submitted for reserved matters planning approval.

The illustrative masterplan has been designed in response to the existing key landscape features on the site, generally seeking to retain and reinforce those features. The existing landscape fabric will be enhanced through the creation of a network of new green infrastructure encompassing open spaces, greenways, streetscape and planting.

The overall landscape treatment of the development will seek to provide a well designed, high quality external environment emphasising the individual sense of place of each character area whilst contributing to the overall character of Cockering Farm.

### Existing Landscape Features

The existing woodland and hedgerow setting to much of the development area will be retained, with new development generally sited to minimise impact upon this green asset, with the following elements of landscape and visual mitigation proposed:

- Protection of the significant trees and hedgerows defining the existing field boundaries
- Protection of the established vegetation and habitat areas around the two former quarries and the former agricultural buildings
- Provision of a significant buffer between development and Larkey Valley Wood and adjacent retained arable land
- Retention and enhancement of existing significant vegetation and buffer planting to the Cockering Road frontage

Whilst much of the existing landscape fabric and enclosing vegetation is proposed to be retained, it is acknowledged that some existing landscape features will be lost to development, including over mature poplar and alder wind breaks and shelter belts. New planting is proposed throughout the new development to replace features removed to provide a robust landscape structure for amenity and ecological mitigation.

### Open Space

A key element of the masterplan is the creation of new open spaces throughout the development that will act as a focus for each of the character areas.

A strong network of open spaces, streetscape, planting belts and pedestrian links will create a green framework and provide locations for different activities across the site, enriching and enlivening the public realm.

In addition to the new open spaces proposed in the development, new amenities, such as the cricket ground, sports pitches, play areas and allotments will provide valuable recreation facilities to both the new and existing population.



### Hard Landscape

A harmonious and uncluttered landscape will be designed based upon a simple and coordinating palette of hard landscape materials. Materials will be arranged to emphasise the hierarchy of routes and spaces across the site and create a relationship between the building facade and ground treatment.

Where appropriate the landscape will respect the local vernacular, incorporating any distinctive landscape features and plant species, with materials selected to complement those used locally to provide integration between old and new.

Street Furniture will be robust and hard-wearing. Different 'families' of furniture and lighting will be chosen for the streets and open spaces, reflecting the different identities and uses of these areas.

Lighting will be designed to create safe usable routes and spaces, emitting minimum light pollution and respecting the privacy of adjacent residential dwellings where appropriate.



### Soft Landscape

The key aim of new planting will be to provide a strong landscape structure for the new development.

Commitment to maintenance and management of both formal and informal soft landscape will ensure that the design objectives are achieved and maintained in the long term.

Native planting will be used where new development abuts existing woodland and hedgerow areas, with consideration also given to using native species and species with a value to wildlife throughout the rest of the development.

In ornamental planting areas, trees and shrubs will be selected that are robust and appropriate to their locations in this environment, as well as for their aesthetic qualities, and which provide all year interest creating visually attractive spaces throughout the seasons.

Trees are particularly important in providing structure to the scheme. A hierarchy of street trees will be used to break down the scale of the streets and create pleasant pedestrian environments.

Large structure trees will be used to emphasise gateways, pedestrian crossings and access points, set within a framework of avenue trees along primary and secondary roads and smaller street trees along tertiary streets. Trees will also create shade and add visual interest to the overall street scene.





### Central Linear Park

This will be predominantly soft landscape with trees and new planting used to create a functional green space and attractive setting to the new development. The linear park is organised along the alignment of the existing PROW and is orientated to focus on the cathedral, providing a strong link with the historic City. Opportunities for incorporating informal and natural play will be pursued to promote a dynamic and multi-use space with a unique and relevant sense of place. Circular walks and linking greenways will provide informal leisure routes and extend the connectivity across Cockering Farm, importantly providing improved access to the adjacent exiting development areas.

### Greenways

In addition to the linear park, new greenways will be created to connect to interconnect between open spaces, new development and existing key locations within Cockering Farm. The principal greenway comprises a lateral cross site axis formed along the route of the PROW, which integrates the footway into the open space framework for the Development.

A further linear greenway is formed around the eastern, southern, and western perimeters of the development, providing a wide accessible buffer to the retained hedgerows. It is envisaged this will incorporate footways and trim trails, providing a further dimension to the amenity provision with Cockering Farm. A further planted buffer to the south will form a wildlife corridor. The Planting proposals will be developed to both enhance the setting of the greenways and respect adjacent development and natural features.

### Play

It is intended to incorporate play provision within the new open spaces, notably the linear parks. A key design principle will be to maximise multifunctional use of these spaces, with an emphasis on providing exciting and naturalistic play environments that are well integrated with their surroundings. The concept of natural play is preferred above equipped play, with the linear park in particular designed to provide an educational, diverse, fun and inspirational space that could include design features such as sensory planting, sculptural mounding, play logs and paths, boulders and sculptural objects.

### Semi Natural Green Space

The existing south facing sloping land within the western parts of the Site will be retained and used to create area of SNGS / Open Space adjoining Larkey Valley Wood and extending northwards to link to the woodlands around Milton Manor.

It is anticipated that the Open Space / SNGS will provide informal recreational open space and areas of educational interest for use by existing and new residents to experience and enjoy. Key long distance views westwards would be retained and a substantial belt of native tree and shrub planting between 30 to 80 metres in width will be provide adjacent western edge of the development to enclose the open space and screen the Proposed Development in the longer term.

The exact design for the 'Open Space / SNGS' has yet to be finalised but it is anticipated that this area would be relatively low key and designed in conjunction with the Canterbury City Council and interested stakeholders.

It is anticipated that the SNGS / open space areas will include open parkland of individual trees / groups of trees, short and long grassland and mosaic of ecological / wildlife habitats as follows:

- Open 'Chalk' Grassland Areas – The creation of open areas of parkland on the western facing slopes to maintain the open character of the landscape. The area will include predominantly individual / groups of trees with short grassland areas and a number of footpath routes and trails linking the areas of parkland, occasional seating areas and educational signage to be included;
- Long Grassland / Scrub Habitats – The creation of a mosaic of long grassland / scrub habitat with groups / block of native tree planting within the lower western parts of the Open Space / SNGS. Additional areas of long grassland / scrub habitats would be created adjoining the woodland buffers along the northern and southern edge of the open space. Access to some of these areas is to be limited to provide undisturbed areas for wildlife.

### Allotment Gardens

The provision of an area of allotment garden will be created on the north western edge of the Site adjacent to Milton Manor. A small area of car parking will be provided together with outdoor storage areas, and watering facilities. It is anticipate these allotments will be used by the new residents and local residents.

### Ecological Habitats / Enhancements

It is intended to maintain the ecological habitats on site through the retention and enhancement of existing poorer quality wildlife habitats and open fields within the site, where possible.

This will include the retention and enhancements (through appropriate management) of the existing areas of Ancient Woodlands and higher quality trees within the site where possible including appropriate 'buffers' to the Ancient Woodland.

The creation of new habitats within the site, to enhance the biodiversity and compliment the surrounding habitats, will be effected by:

- The introduction / creation of new hedgerows and low-intensity mowing margins to establish long-sward grasslands adjoining existing and new hedges;
- The introduction of new native tree and shrub planting within the Site including native shrub planting within the AW buffers where this is appropriate;
- Establishment of wildflower grassland providing a rich flowering resource for invertebrates and other wildlife; and
- Creating a variety of habitats adjoining SuDS and other drainage features to encourage amphibians, wetland birds and aquatic invertebrates.

Further enhancement to accommodate the existing species on site will include the provision of new bird and bat roosting habitat, as well as provision of dormouse nest boxes to provide additional breeding opportunities and long-term management of woodland habitats to enhance foraging resources for this species.

### Open Space Provision

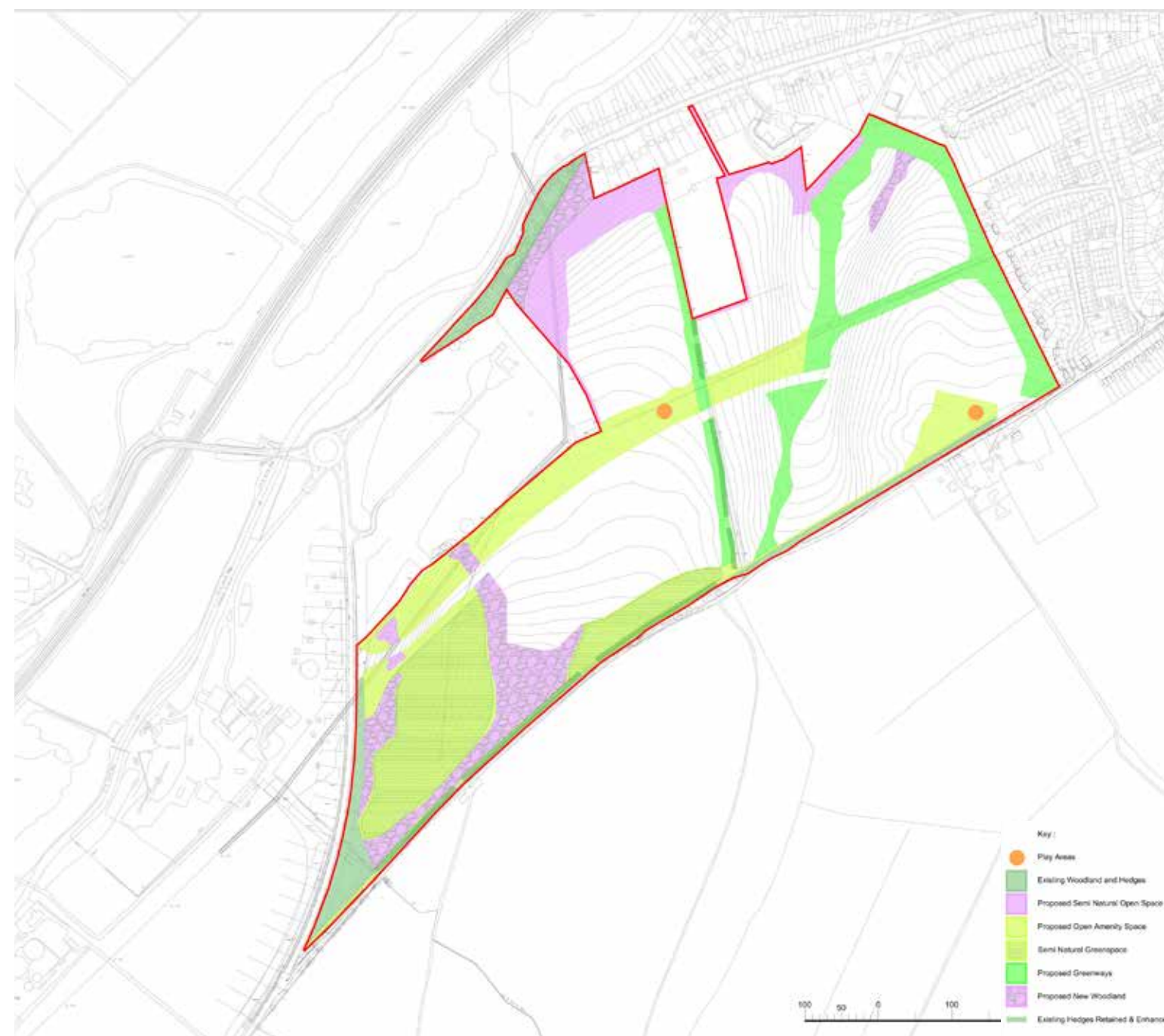
The Green Space Plan opposite and the Open Space Provision Tables below demonstrate the quantum of Open Space being provided exceeds the Canterbury City Council Open Space Strategy Policy.

The plan and tables denote the scope and amount being provided in conjunction with the new residential areas.

This represents a significant overall enhancement of the Green Amenity Space provision at Thanington and diversifies the range of amenity on offer to the community.

Open Space Summary	
Site Area	41.75
Open Space Provision	18.95
Ratio	45%
Natural + Semi Natural Greenspace	
Existing Hedgerows & Tree Belts	2.25
Proposed New Woodland	4.33
Semi Natural Green Space	3.92
Green Corridors	0.00
SUDs Ponds	0.74
Open Space, Amenity & Recreation	
Parks	0.57
Green Corridors	3.13
Sports Fields (Off Site Provision)	0.00
Amenity Greenspace	3.41
Play Areas	0.36
Allotments	0.24

LPA Policy Compliance	Policy	Actual Provision	Excess Provision
Open Space: Adopted Policy (Table 1 P40)			
	17.37	18.71	10.34
Parks	0.35	0.57	0.22
Open Spaces for Sports	1.02	0.00	-1.02
Amenity Green Space	1.99	6.54	4.55
NB: Includes both Amenity Green Space and Green Corridors			
Childrens Play Areas	0.35	0.36	0.01
Semi Natural Areas	4.67	11.24	6.57
NB No Requirement for Allotments			
Open Space: Emerging CDLP (Draft 07.14) P208			
	8.44	18.95	10.51
Parks	0.35	0.57	0.22
Green Corridors	0.35	3.13	2.78
Sports Fields	1.02	0.00	-1.02
Amenity Greenspace	1.52	3.41	1.89
Play Areas	0.35	0.36	0.01
Semi Natural Greenspace	4.67	11.24	6.57
Allotments	0.18	0.24	0.06



Open Space Plan



### Key Landscape Elements

The defining existing structural landscape features are the hedgerows and shelter belts which bound the existing fields. These are substantially incorporated into the development and influence the organisation of uses and internal routes.

The hedgerow bounding the outer edge of the development area maintains an important function of screening the new development from the adjoining fields and houses on New House Lane. A protective landscape buffer has been incorporated on the development side of the hedgerows and this presents the opportunity to provide an amenity area in the form circular paths and trim trails to the perimeter of the development.

The design principles below will inform the landscape element of development:

- The development will be high quality and will respond to and complement the unique character, qualities and local distinctiveness of Thanington and the local area;
- The development will be well designed, with character areas and accessible focal points;
- The design and layout of the development will provide an appropriate transition to the Sites boundaries through the use of building heights, densities, open space, 'landscape buffers' and planting to the wider countryside beyond; and
- The design of the development will demonstrate best practice design, sustainability and construction approaches from the UK and Europe".



Landscape Strategy Plan

LEGEND	
	Application Site Boundary
	Existing Woodland Blocks
	Existing Tall Hedgerows
	Existing Trimmed Hedgerows
	A Linear Park / Greenways
	Tree Lined Avenue(s)
	Amenity Green Space
	Semi-Natural Green Space / Country Park
	Landscape Buffer - Woodland
	Greenways
	Allotment Gardens

### Sustainability

A detailed Sustainability Statement including an energy strategy accompanies the documentation to be submitted as part of the application. It concludes that the site is located in a sustainable location close to existing facilities and infrastructure and will provide homes to meet local need. The Statement sets out how the proposals accord with national, regional and local planning policies and guidance regarding sustainability.

### Code for Sustainable Homes

The outline planning application will not fix the design of the dwellings, but make provision for the design of the dwellings within the reserved matters applications. The emerging CCC policies require new homes to achieve CfSH level 4, however this is likely to be revised following the withdrawal of the CfSH under the Government's Housing Standards Review, and its probable replacement with the introduction of national technical standards for the construction of new houses.

### Commercial and Non Residential Uses

Similarly, the design of the commercial units is not fixed but it is proposed that all commercial units will achieve BREEAM, 'Very Good' standard in accordance with the CCC policies, which remain unchanged under the Government Review.

### Passive Design

Features for consideration include:

- Minimising energy demand through building airtightness and thermal efficiency;
- Reductions in solar gain through building orientation and form;
- Appropriate material choices, adequate light penetration and natural ventilation;
- For commercial buildings minimising the demand for water heating, space heating and cooling and lighting through the incorporation of efficient equipment and sophisticated control systems linked to a Building management system;
- The modular design of building components to minimise waste during construction, conversion and demolition; and
- Design of spaces and building systems for future flexibility where possible.

### Lighting

The lighting strategy for the development needs a considered and sensitive approach to include:

- Minimising light pollution and light spill;
- Installing lighting only where it is required and directed to where it is needed;
- The quality of the environment outside daylight hours, including use of appropriate fittings and minimising the height of lighting columns as far as practicable;
- The safety of routes, spaces and entrances; and
- The impact of the development on surrounding areas, wildlife and ecology including sensitive residential properties, habitats and protected species.

The approach would ideally provide low level lighting (where required):

- Along green corridors and lanes;
- Along the linear greenways;
- Within and around play areas; and
- To key routes and connecting pedestrian routes where they cross the green corridors.

The lighting strategy for each phase will be developed at the detailed design stage.

### Water

A water cycle strategy for the proposed development needs a considered and sensitive approach to include:

- Integration of the sustainable urban drainage (SUDS) strategy into the masterplan to inform the landscape, ecology and open space areas to ensure efficient use of space and maximise opportunities to increase the site's biodiversity;
- No built development to be located within areas identified as being at a high risk of flooding;
- The use of water-saving fixtures and fittings;
- Use of alternative water supplies such as rainwater harvesting; and
- Water metering.

### Waste and Recycling Strategy

The waste management strategy for the proposed development is based on sustainable management of waste throughout the stages of site preparation, construction and occupation by the end users.

The strategy for the storage and collection of general waste and recycling will be based on the Canterbury City Council recycling collection system. A number of other waste recycling facilities will also be included within the design of the scheme to meet the requirements for the various uses within the development.

Refuse storage for dwellings and apartments will be based on requirements current at the time of design and will be designed into the property to be inconspicuous.

Communal storage areas for apartments should be segregated, covered and ventilated in order to accommodate the minimum requirement per dwelling. Storage areas will be of sufficient size to enable segregation and storage in accordance with the Local Authority. All refuse will be taken to kerbside collection points.

Storage or collection points for wheeled bins, will be convenient for easy collection within 30m of the dwelling and with easy access by vehicles within 25m of point for collection. Storage areas will be designed to accommodate the Council's preferred types of receptacles.





### Phasing




A Phasing Plan has been produced to outline the approach to phasing and delivery of the development, as denoted in the plan opposite.

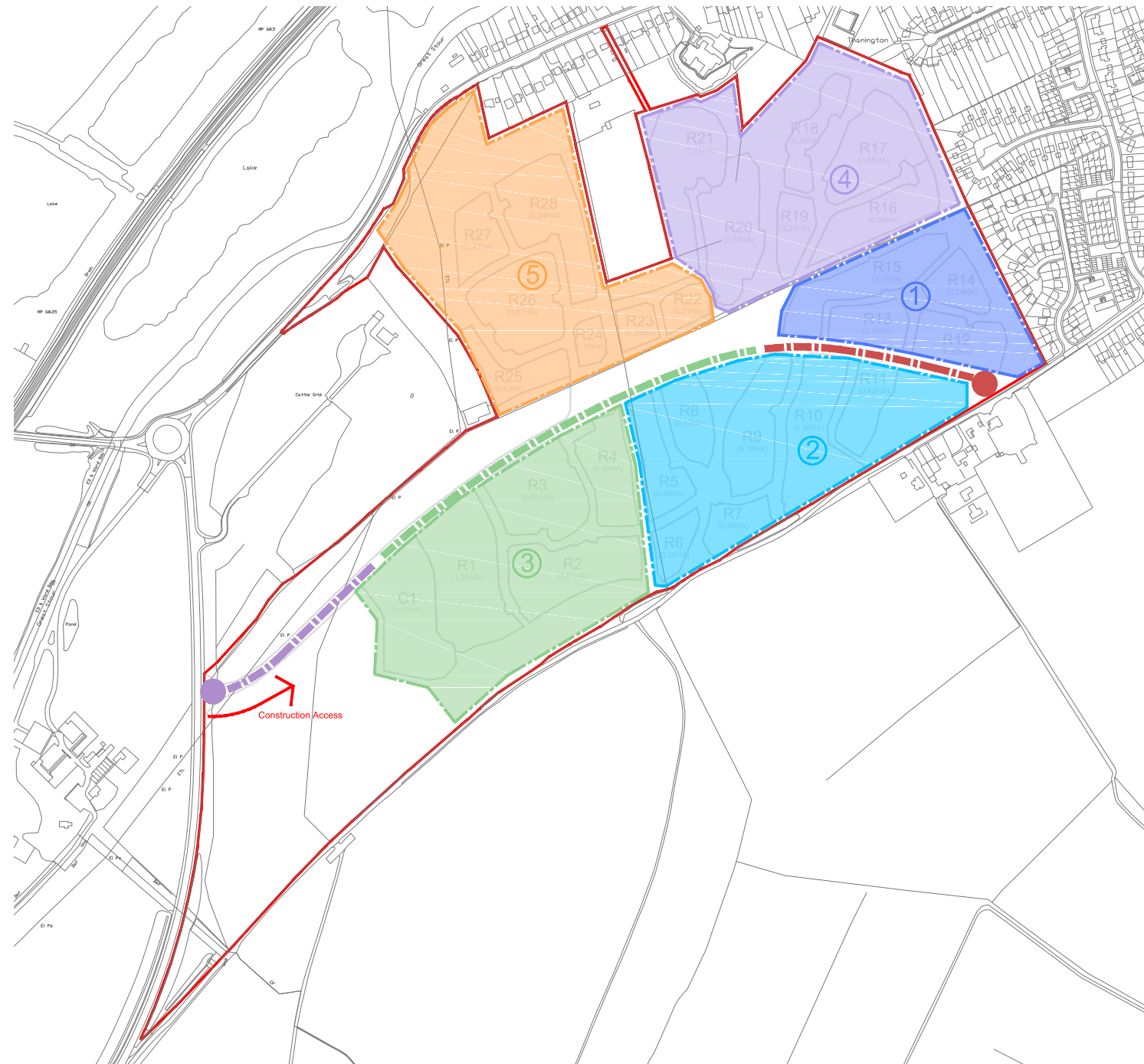
The approach denotes that the spine road will be delivered in three stages, commencing at the eastern area of the site, from the existing Cockering Road, adjacent to the existing Thanington housing. Construction traffic would access the site from the west, off Milton Manor Road.

The programme indicated a delivery of the dwellings over a five year period. This follows the sequence for infrastructure delivery, with phases 1, 2 and 3, accessed directly from the spine road.

Year/ Phase	Projected Numbers
1	50
2	90
3	90
4	90
5	80
	<hr/> 400

Highways	
	Phase 1
	Phase 2
	Phase 3



Phasing Plan

# 06 Conclusion





## ECONOMIC BENEFITS SUMMARY OF COCKERING FARM, COCKERING ROAD, THANINGTON, KENT

- Up to 400 Residential Units (30% affordable)
- Up to 3,716 sqm of B1 floorspace
- Community Building of 200 sqm

(In relation to the proposed community building, there is at this stage no definitive use specified. It is therefore not possible to assign a particular FTE to it - although in reality it will have some employment potential)

The NPPF sets out three dimensions to sustainable development, these being economic, social and environmental.

In its economic role, the planning system is required "to contribute to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation and by identifying and coordinating development requirements, including the provision of infrastructure" [para 7, NPPF].

The NPPF confirms that pursuing sustainable development involves seeking positive improvements to people's quality of life, including:

- Making it easier for jobs to be created in cities, towns and villages; and
- Improving the conditions in which people live, work, travel and take leisure; and widening the

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## ECONOMIC PROFILE

### CONSTRUCTION PHASE

#### JOBS CREATED DURING CONSTRUCTION

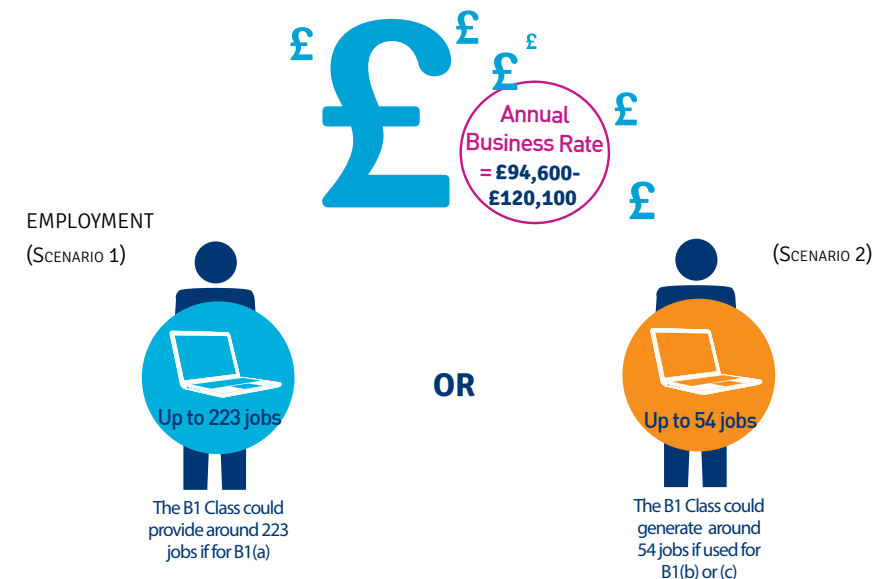
The construction phase will generate and sustain direct employment opportunities within the construction sector. Each direct construction job will contribute to economic output in the form of Gross Value Added (GVA). GVA can be used to measure the financial contribution the Proposed Development will make towards the economy, measuring the value of goods and services produced within the construction sector. The Development will also support indirect employment opportunities throughout the supply chain, resulting in economic activity across a variety of sectors.



### COMPLETED DEVELOPMENT

The Development will provide employment opportunities within the local area across a range of occupation types and support growth within the economy. The Development will also generate annual business rates, contributing to the funding of local services and infrastructure.

#### BUSINESS RATES

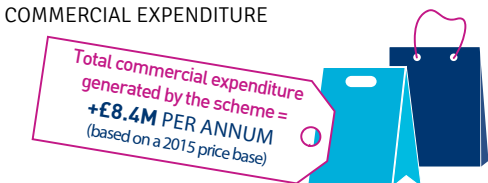


In relation to the proposed community building, there is at this stage no definitive use specified. It is therefore not possible to assign a particular FTE to it - although in reality it will have some employment potential.

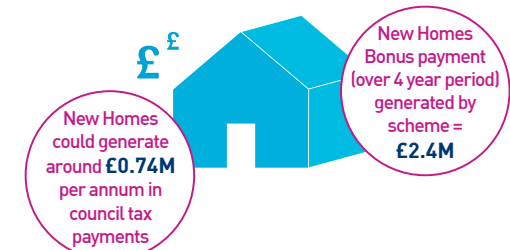
## ECONOMIC IMPACT OF PROPOSED SCHEME

Paragraph 152 confirms that Local Planning Authorities should seek opportunities to achieve each of the economic, social, and environmental dimensions of sustainable development, and net gains across all three. The following summary highlights the substantial net positive impact that the proposed scheme will have on the local economy, which is entirely consistent with NPPF policy.

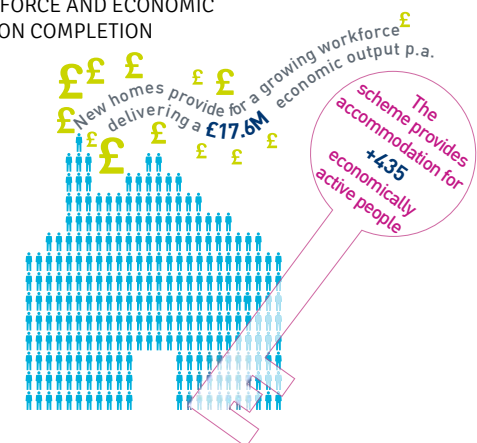
### COMMERCIAL EXPENDITURE



### NEW HOMES BONUS & COUNCIL TAX



### LABOUR FORCE AND ECONOMIC OUTPUT ON COMPLETION



The proposed development will fulfil the vision for this new urban extension to Canterbury and will achieve the optimum balance of uses for the sustainable community at Cockering Farm.

It will create an exciting residential area, in what is already recognised as a desirable place to live. It is supported by the excellent wide ranging new and existing amenities, access to public transports and places to work. It will reconcile the constraints and opportunities presented, and offer a solution that can be seen to maximise the potential of Cockering Farm.

The proposals are entirely suitable for the site in terms of land use, amount of development, access, layout and appearance. It represents the next logical and sustainable stage in the long history of the development of Canterbury City.

Ultimately Cockering Farm will become a vibrant new part of Canterbury that can have a transforming effect on the local area, improving its infrastructure and facilities, as well as adding wider benefits to the City.

The proposals described herein are in full accordance with design polices contained within both Canterbury District Council's adopted and emerging Development Plans, as well as national guidance set out in the National Planning Policy Framework and National Planning Practice Guidance.

This Design and Access Statement has demonstrated that the requirements of The Town and Country Planning (Development Management Procedure) (England) Order 2015 under Article 9(3) items a - e have been satisfactorily addressed.

