**Understanding of how housing fits with infrastructure works for A2 works, A28 and Wincheap Relief Rd (September 2016)**

**Background**

Canterbury City Council and Kent County Council have been working towards the provision of A2 slip roads at Wincheap for over a decade in order to facilitate new development on the Wincheap Retail Estate. Three of the 4 slip roads are now in place, as the west facing on-slip was completed in 2011. The construction of the 4th off slip (east-facing) will complete the A2/A28 interchange, creating an all movements junction to improve accessibility to Canterbury city centre and surrounding retail and residential areas.

The delivery of commercial and residential development at Thanington Park and Wincheap Retail Estate is dependent upon the completion of the 4th (east-facing) off-slip.

The construction of the off-slip will require the relocation of the existing Wincheap Park and Ride site, and the opportunity will be taken to enlarge it as part of the relocation. The land required for this is already in the ownership of Canterbury City Council.

**Design work**

Design of the off-slip and its connections with the A28 and the local roads of Wincheap estate has been commissioned and is currently being finalised. This work has involved liaison with Highways England and KCC to ensure that the scheme will meet the design standards on the strategic road network and on the county roads. The off-slip and connecting roads are being designed to outline design stage and are being modelled using VISSIM micro simulation software. The model includes a Wincheap relief road through the Wincheap estate and a gyratory system using Wincheap road westbound with an eastbound bus lane.

**Funding options**

It is anticipated that the off-slip will be funded by the Thanington Park developer, whilst it is anticipated that the Wincheap relief road will be funded by the developer of the land that forms the remainder of the strategic allocation at Thanington.

Alongside this the Council is looking to pursue it’s aspirations for the Wincheap Retail Estate and in this respect have pursued alternative funding routes to achieve the necessary improvements.

On this basis, a bid has been made to the Growth and Housing Fund for a contribution of £4.4M towards the 4th off-slip. The bid has passed the first sift of projects and will go forwards for further assessment. It is expected that Highways England will make a decision on the successful schemes toward the end of this year.

**Thanington Park planning permission**

Planning permission was granted for the development of 750 houses on the majority of the strategic site at Thanington (known as Thanington Park) earlier this year. The permission is conditional upon the development providing for the following:

* £1m contribution to the relocation of Wincheap Park and Ride payable before 2 years after the start of the development or before 150 dwellings. (the remainder of the cost of this will be funded by CCC as a capital project in 2019/20)
* To enter into a legal agreement to construct the Wincheap off-slip, or to pay KCC the costs of the construction work less any grant funding that the council has obtained, before 300 dwellings.
* Practical completion of the off-slip before 450 dwellings.

A Grampian condition is included as part of the planning conditions for Thanington Park development requiring that the A2 coastbound off-slip is delivered prior the completion of 450 dwellings. The delivery of residential development will therefore be capped at this level unless the slip road is delivered.