

Canterbury City Council

Strategic Housing Land Availability Assessment (SHLAA)

Canterbury Worksheets

SHLAA	Reference	Company_Agent	Site Address	Street	Town
SHLAA	4	Strategic Land Kent	Land at	Cockering Road Thanington	Canterbury
SHLAA	8		7A	Windmill Road	Canterbury
SHLAA	18	DHA Planning	Canterbury Police Station	Old Dover Rd	Canterbury
SHLAA	19	DHA Planning	Nackington Police Complex	Nackington Rd	Canterbury
SHLAA	37	Goddard Planning Consultancy	Becket House	New Dover Road	Canterbury
SHLAA	38	Tribal MJP	St Martin's Hospital	Littlebourne Road	Canterbury
SHLAA	40	Goddard Planning Consultancy	Land North of Stour Prom	Glenside Ave	Canterbury
SHLAA	56	N/A	Shillings Yard	Parham Rd	Canterbury
SHLAA	57	University of Kent	Site to the East of Chaucer Co		Canterbury
SHLAA	59	University of Kent	Alcroft Grange	Tyler Hill	Canterbury
SHLAA	61	Goddard Hester Planning Cons	Canterbury TEC	Littlebourne Road	Canterbury
SHLAA	65	Goddard Planning Consultancy	Barton Business Park	Applesdown Way	Canterbury
SHLAA	70	Lee Evans Planning	Land at Cockering Farm	Cockering Lane, Thanington	Canterbury
SHLAA	74	Lee Evans Planning	Land East of	Hollow Lane	Canterbury
SHLAA	75	Lee Evans Planning	Land South of	New Dover Rd	Canterbury

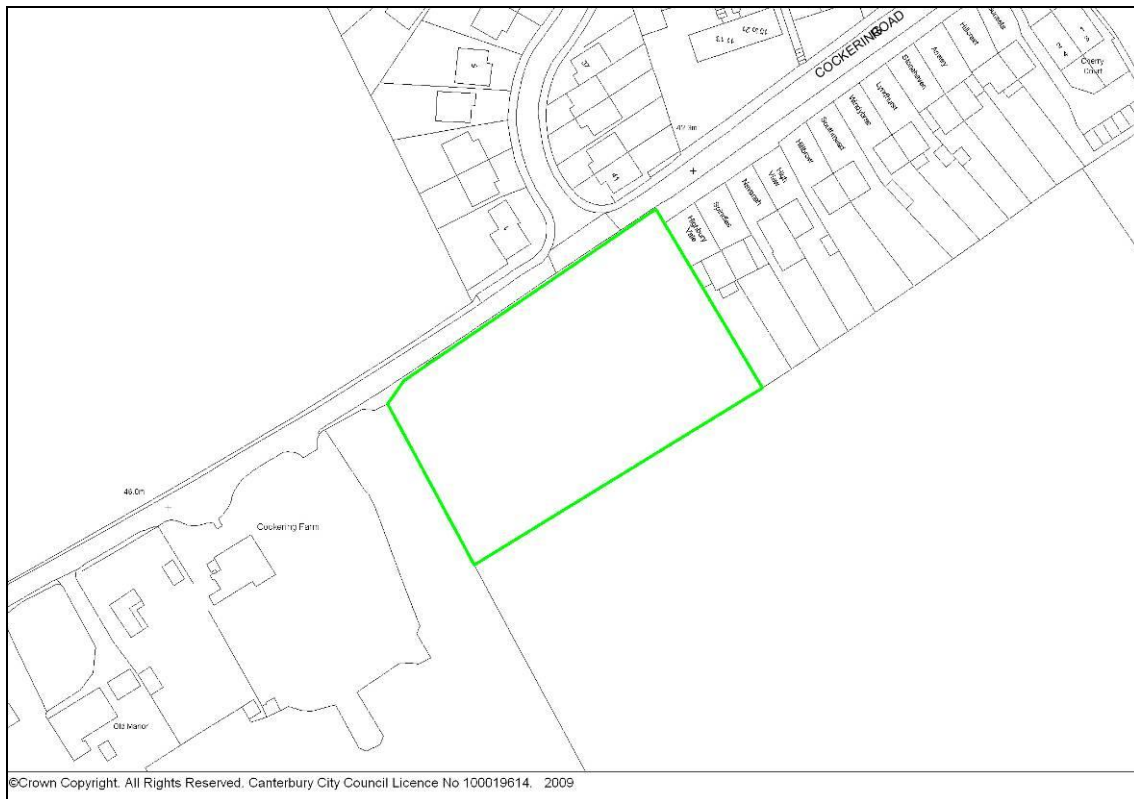
SHLAA	Reference	Company_Agent	Site Address	Street	Town
SHLAA	79	Simon Beck Associates	Folly Farm & Land Adjacent	Headcorn Drive	Canterbury
SHLAA	83	Lee Evans Planning	Land South of Little Hall Farm	St Stephens Hill, Tyler Hill	Canterbury
SHLAA	86	Rogate Holdings	Part of Nackington Farm	Nackington Rd	Canterbury
SHLAA	87	Wilks Head & Eve LLP	St Edmunds School	St Thomas's Hill	Canterbury
SHLAA	89	c/o Mr. G.Oates	land between the Bury & Amoric	Littlebourne Rd	Canterbury
SHLAA	92	Lee Evans Planning	Lee Evans Offices	St Johns Lane	Canterbury
SHLAA	100	DHA Planning	Hadlow College	Spring Lane	Canterbury
SHLAA	101	Goddard Planning Consultancy	Land East of	St Stephen's Hill, Tyler Hill	Canterbury
SHLAA	105	Gerald Eve Surveyors	06-Jul	Rhodaus Town	Canterbury
SHLAA	106	Agent	Land adjacent to	Ashford Rd, Thannington	Canterbury
SHLAA	107	CCC	Parkside County Primary School	Tennyson Ave	Canterbury
SHLAA	108	CCC		Notley Street	Canterbury
SHLAA	112	CCC	Westgate Gardens	St Peter's Place	Canterbury
SHLAA	113	CCC	16	St Radigunds Street	Canterbury
SHLAA	117	KCC	Adult Social Services	Cow Lane	Canterbury
SHLAA	119	KCC	Kingsmead Primary School	Northgate	Canterbury
SHLAA	121	KCC	Chaucer Technology School	Spring Lane	Canterbury
SHLAA	123	KCC	Land at	Langton Lane	Canterbury
SHLAA	137	John Bishop & Associates	Cockering Farm	Cockering Rd Thanington	Canterbury
SHLAA	142	Hobbs Parker Property Consultanta LLP	East Kent Gospel Hall	1 Nunnery Rd	Canterbury

SHLAA	Reference	Company_Agent	Site Address	Street	Town
SHLAA	147	Kent County Council	Simon Langton School for Girls	Old Dover Rd	Canterbury
SHLAA	165	CCC	land at	The Causeway & St Radigun'ds Street	Canterbury
SHLAA	167	CCC	ladn adj to	Pilgrims Way	Canterbury
SHLAA	183	Defence Estates Operations South, Land Management Services		Littlebourne, Villiers & Talavera, Howe Barr, St Martin's	Canterbury
SHLAA	184	Defence Estates Operations South, Land Management Services		Chaucer, Garrison Hill, Howe Barracks, St Martins	Canterbury
SHLAA	190	Canterbury City Council	Ridlands Farm	Stuppington Lane	Canterbury
SHLAA	193	Clague	Adj to Goresfield	Giles Lane	Canterbury
SHLAA	206	Lee Evans Planning	Land South East Quad of Cant		Canterbury
SHLAA	209	Montagu Evans LLP	The Garth	St Stephens Road	Canterbury
SHLAA	210	Lee Evans Planning	Land adj Cockerling Farm	Cockerling Road, Thanington	Canterbury

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

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

Site Plan



Strategic Housing Land Availability Assessment Site Assessment Form

Aerial View



Photograph 1: Cocking Road Boundary



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

Description of Site:	Site sloping up from the road to near ridge – lots of succession vegetation, including scattered trees.
Current Use:	Open land at fringe of agricultural land.
Surrounding Uses:	Residential in part; agricultural land to south.
Character of Surrounding Area:	Suburban residential area at the urban fringe. Largely quiet rural area surrounds. AHLV – open fields with some boundary vegetation.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	<p>Previous planning application for 8 dwellings (ref 00/0237) – Refused, no appeal submitted. Reasons for refusal:</p> <ol style="list-style-type: none"> (1) The proposal would represent an intrusion of development into the open country on the edge of Canterbury, outside of the urban boundary as identified on the Canterbury District Local Plan Proposals Map. The proposal is therefore contrary to Policy R23 of the Local Plan. (2) The proposed development is contrary to Policy RS5 of the 1996 adopted Kent Structure Plan which provides that development will not be permitted in rural Kent other than at the small rural towns and villages except in certain specified circumstances. In the opinion of the local planning authority, there are no such circumstances which justify the granting of permission in this case. (3) The proposed development is within an Area of High Landscape Value. The proposed development would cause unacceptable harm to the landscape character of the site and is contrary to the Council's adopted policy of protecting such designated areas from proposals that would cause unacceptable harm. <p>Adjoins 2 other SHLAA submission sites.</p>
Potential site Capacity: as proposed	10
Calculated by CCC at 35 units / ha	0.42 ha – approx 15 units, but may be less to reflect existing character of area

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

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

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

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

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

Electricity Pylons	None close to site.
<ul style="list-style-type: none"> • Contamination/Pollution 	None known
<ul style="list-style-type: none"> • Adverse Ground Conditions 	N/A
<ul style="list-style-type: none"> • Hazardous Risk 	No
<ul style="list-style-type: none"> • Topography 	N/A
<ul style="list-style-type: none"> • Flood Zone 	No
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Archaeological evaluation is required AHLV, but not in prominent or sensitive location.</p> <p>Agricultural Land Classification: Grade 3</p>
If yes, how and when can the constraint be overcome?	No major constraints, but site may need to be checked for protected species prior to detailed proposals being prepared.

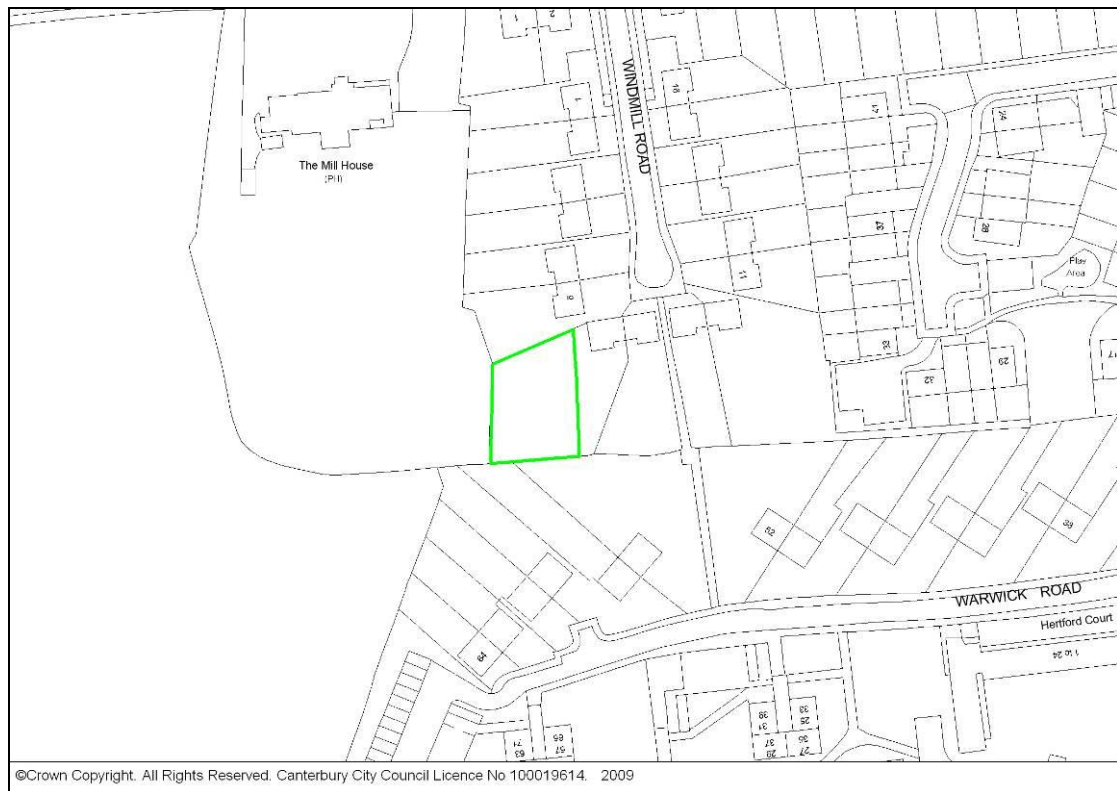
**Strategic Housing Land Availability Assessment
Site Assessment Form**

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Small site unlikely to have significant impacts on townscape or wider landscape.</p> <p>Succession vegetation, including scattered trees.</p> <p>Further to the west is Larkey Valley Wood SSSI, but unlikely to be directly affected by this proposal.</p> <p>Potential for protected species to be present, scoping surveys may be required.</p>
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>No</p>

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

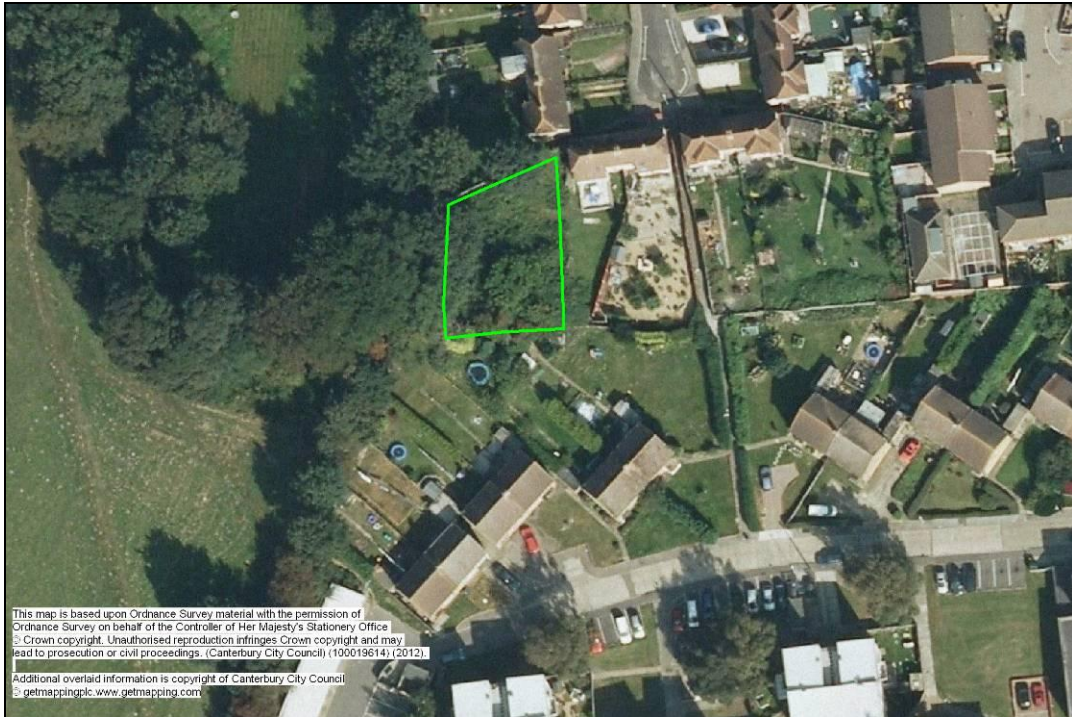
SITE DETAILS	
Site Reference Number	SHLAA/008
Site Name	7A Windmill Road, Canterbury
Location/Address	7A Windmill Rd, Canterbury, CT1 1RE
Greenfield/PDL/Mixed	Greenfield
Proposed Use	Housing
Site Area	0.04 ha

Site Plan



Strategic Housing Land Availability Assessment Site Assessment Form

Aerial View



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

Description of Site:	Undeveloped garden land with trees around the boundaries.
Current Use:	Residential garden
Surrounding Uses:	Mainly residential development surrounding the site – to the north, south and east. Undeveloped land to the west – to the rear of the public house.
Character of Surrounding Area:	Residential development surrounding the site consists of semi-detached and terrace houses. Properties are set back from the road with off road parking in some instances and with substantial rear gardens. With substantial garden areas the character of the area is one consisting of landscaped areas including mature trees.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	The site is not allocated for housing. Two applications were submitted in 2003 and both were withdrawn prior to determination. The applications submitted were in outline and for the erection of a single dwelling on the land.
Potential site Capacity: as proposed	5 houses 10 – 12 flats
Calculated by CCC at x units / ha	

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	None
<u>Category 2: Local</u> Special Landscape Area	None
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	No
C - Is the site in or adjacent to a settlement?	Yes
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	No
CONCLUSION: Site not suitable for housing at this stage existing policy objections	Carry forward for further assessment as site is within urban area and falls within one of the options under consideration
Site may be suitable - continue to Stage 2	

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Yes. Bus stops located on Littlebourne Road</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store, a primary school and a GP surgery. 	<p>Yes. Convenience store on Littlebourne Road. Pilgrims Way school close by.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Yes</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Medium to Low Access from Windmill Road will be difficult.</p> <p>Low sustainability. Close to bus route but remote from other facilities.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Medium. Concerns regarding the capacity of the junction onto Littlebourne Road and the existing capacity problems on A257 but the flow is relatively minor.</p>

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

<ul style="list-style-type: none"> • Infrastructure – <p>Water Supply Sewerage/Drainage Electricity supply Gas Supply</p> <p>Electricity Pylons</p>	<p>Unknown at this stage – but services will be available in the adjacent residential area.</p> <p>None</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>None</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>None</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>None</p>
<ul style="list-style-type: none"> • Topography 	<p>The gardens of properties in Windmill Road slope down towards Warwick Road, to the south.</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>None</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Potential for protected species to be present and a scoping survey may be required.</p> <p>Archaeological evaluation may be required due to Roman cremation burials of local/regional importance</p> <p>Agricultural Land Classification: Urban</p>
<p>If yes, how and when can the constraint be overcome?</p>	<p>Scoping surveys may be required</p> <p>Archaeological evaluation required</p>

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

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape – Yes. Whilst located within the garden of existing residential development the site would represent a form of backland development.</p> <p>Landscape – Yes – the loss of the undeveloped garden area would impact on the landscape.</p> <p>Trees – Yes - There are numerous trees and hedgerow around the site boundaries and a number within the site. A landscaping condition would be appropriate to assess the impact of development on them and to protect them where appropriate. A condition relating to site landscaping could help reduce the impact of the development and provide screening.</p> <p>Conservation Area – No Historic Parks and Gardens – No Listed Buildings – No SAM's - No</p> <p>SNCI's/Protected Species - Potential for protected species to be present and a scoping surveys may be required</p>
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>No</p>

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

SITE DETAILS	
Site Reference Number	<i>SHLAA/018</i>
Site Name	
Location/Address	<i>Canterbury Police Station, Old Dover Road, Canterbury</i>
Greenfield/PDL/Mixed	<i>Brownfields – sui generis</i>
Proposed Use	Housing
Site Area	<i>0.7 ha</i>

Plan



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Comments

Site unlikely to come forward in the foreseeable future due police use and it relies on a merger. It is also prime land for business/education use and has a number of issues for residential use. Family housing rather than flats are in shortage in Canterbury at this time. Mixed use esp business/education along road frontage potential for some residential behind.

Strategic Housing Land Availability Assessment Site Assessment Form

Aerial view of site

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SHLAA/18



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



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

<p>Description of Site:</p>	<p>The northwest half of the site contains a complex of single to triple storey buildings that make up Canterbury Police Station. The buildings are finished in a mix of materials including, brick, flint, glass and concrete. There is a wide footpath to the front (north and side (northeast) of the site with some hard and soft landscaping and a few established specimen trees. The buildings face the Watling Street roundabout on the Ring Road around Canterbury.</p> <p>The rear of the site acts as an informal car parking area for the station. It has a vehicle access point from Old Dover Road. The rear of the site is lower than the road, surfaced in gravel and fenced. Along the southeastern and southwestern boundaries there are a number of tree hedges that help to break up the form of the site.</p>
<p>Current Use:</p>	<p>Police station, cells and associated parking (including police cars, vans and staff vehicles)</p>
<p>Surrounding Uses:</p>	<p>This is an edge of city centre site. The ring road runs along the north western boundary with the city walls and historic Dane John Gardens beyond. Across Old Dover Road (to the north east) is the fire station a car park entrance and some residences most of which have been converted to business/office uses. To the southeast is a new residential development then a health centre before the residential area starts in earnest. To the southwest the site is dwarfed by the new Canterbury University registry building which is still under construction, beyond which is the Peugeot car sales and mechanics.</p>
<p>Character of Surrounding Area:</p>	<p>City centre edge, predominately business, light industrial, education and service uses. South of the site the residential area starts.</p>
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>Regeneration Area (Canterbury East), which identifies appropriate uses as offices, retail, leisure, hotels, cultural facilities, education and housing. Development brief required</p>
<p>Potential site Capacity: as proposed</p>	<p>60+</p>
<p>Calculated by CCC at 50-70 units/ha town centre</p>	<p>35-49</p>

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	Adjacent to Ancient Monument
<u>Category 2: Local</u> Special Landscape Area	In an area of Archaeological importance Conservation Area Opposite listed buildings and an historic garden
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	Yes Police Station is the current use
C - Is the site in or adjacent to a settlement?	Within Canterbury City just outside of the city centre
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	yes
CONCLUSION:	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	Carry forward for further assessment as site is within the urban area and falls within one of the options under consideration

IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No Sustainable location</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Yes bus station and train, within 200 metres</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>Yes city centre, health clinic and school</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>In city centre and down road from hospital – all within 10 minutes</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	<p>yes</p>
<ul style="list-style-type: none"> • Access 	<p>Existing access onto Old Dover Road. Emergency access across site needed to back land to the southwest.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Low - the area is already at capacity at peak times Good cycling and walking opportunities.</p>

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>Available but city mains may run through site restricting use and layout</p> <p>Also lack of water and sewerage capacity in Canterbury at the moment</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Noise and Air Quality assessment study would be required. Contamination issues from previous use</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>Land in Radon affected area.</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>unknown</p>
<ul style="list-style-type: none"> • Topography 	<p>Flat – although lower than road</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>no</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Full Archaeological evaluation, within AAI, regional/national importance Conservation Area</p> <p>Agricultural Land Classification: Urban</p>
<p>If yes, how and when can the constraint be overcome?</p>	

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

IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>On entrance to city</p> <p>Site located in Cons Area DCA2386 Dane John opposite Opposite Opposite</p> <p>Site not particularly sensitive regarding biodiversity..</p> <p>Careful design and use Development brief required</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Potential residents would have impacts of noise and pollution from ring road – a mixed use development or education use would be more appropriate for the site.</p>

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

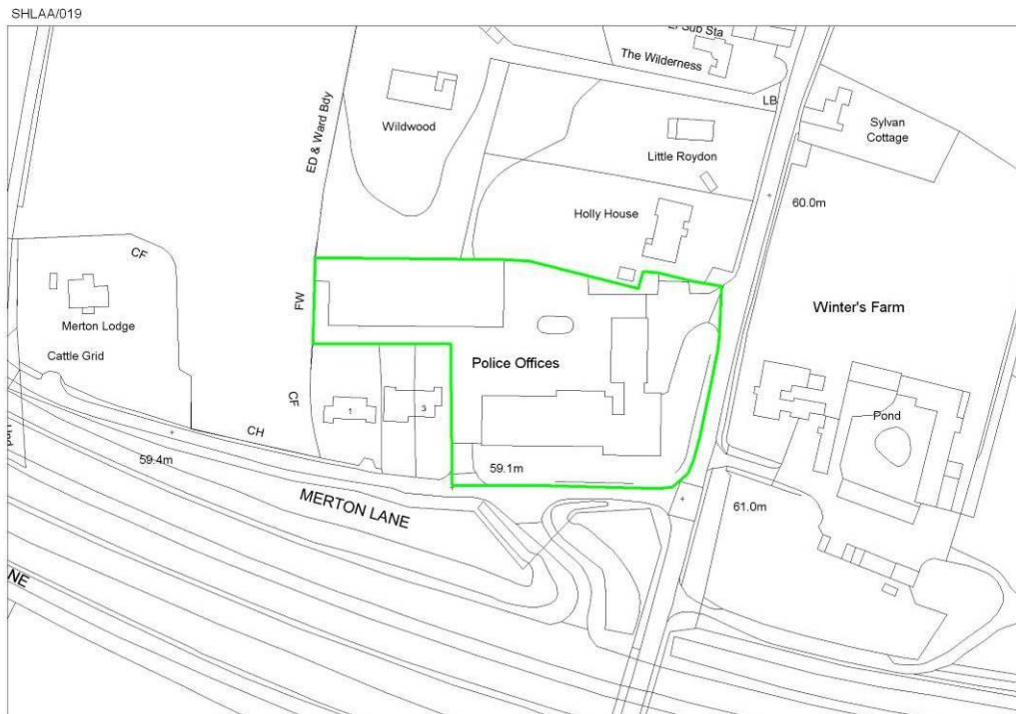
**Strategic Housing Land Availability Assessment
Site Assessment Form**

SITE DETAILS	
Site Reference Number	SHLAA/019
Site Name	
Location/Address	<i>Nackington Police Complex, Nackington Road, Canterbury</i>
Greenfield/PDL/Mixed	<i>PDL</i>
Proposed Use	Housing
Site Area	<i>0.8 ha</i>

Plan

Comments

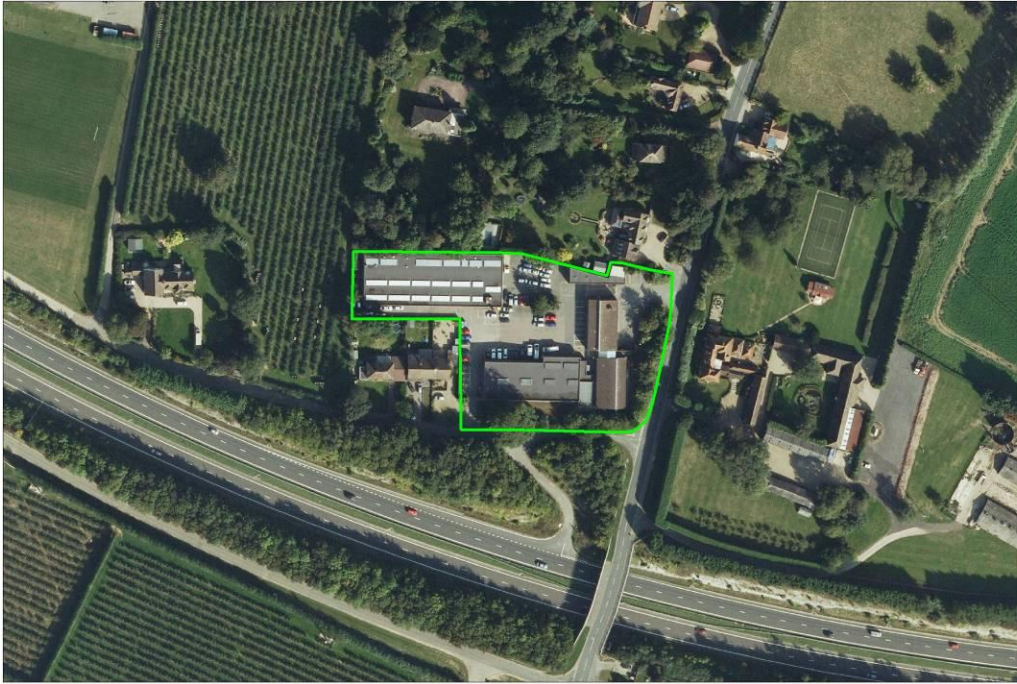
Unlikely to come forward, current use suitable, would be a difficult site to develop due to slope, current use and buildings and potential contamination. Access problems and not very sustainable.



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SHLAA/19



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

<p>Description of Site:</p>	<p>Police station and associated workshops and offices. Urban - rural boundary Slight slope up from the road then the land slopes down to the west. The site is fully developed with buildings and tarmac car parks. The buildings - a long low profile 2 storey in brick to the south, east of the site are offices and to the west are workshops. Fuel and oil storage are on site.</p> <p>The site has 2 access point, one to Merton Lane and one emergency access to the A2.</p>
<p>Current Use:</p>	<p>Services – Police station, workshop and fuel store.</p>
<p>Surrounding Uses:</p>	<p>Rugby club and fields (W), A2 (S), Farmland and orchards (W, E and S beyond A2) and a few large houses on large plots of land to north of site (Low density housing) and some ex police houses to SW of site. To the east of the site across the road is a listed building with a curtilage listing.</p>
<p>Character of Surrounding Area:</p>	<p>Semi-rural farmland and large detached properties on large sections, many trees and hedgerows.</p> <p>Opposite a listed (II) building with a curtilage listing.</p> <p>Rugby club and farmland.</p>
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>01/1126 – Extn to dining room</p> <p>All other recent adjacent planning applications are for extensions there have been no approvals for land subdivision and development.</p>
<p>Potential site Capacity: as proposed</p>	<p>30+</p>
<p>Calculated by CCC at 30-40 units / ha urban edge</p>	<p>24-32 – but not really in keeping with surround densities which are very low.</p>

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	AHLV
<u>Category 2: Local</u> Special Landscape Area	
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	Yes Community services - police which remains a valid use
C - Is the site in or adjacent to a settlement?	On the outer edge of Nackington
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	Yes – rural edge of Canterbury
CONCLUSION: Site not suitable for housing at this stage existing policy objections	Not suitable, site is in the wider countryside and would therefore be contrary to national policy and would be unsustainable
Site may be suitable - continue to Stage 2	

IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>no</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>no</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>No – close to a primary school but no footpath or safe means to walk there.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>30 minutes to employment, health centre & Kent & Canterbury hospital More than 30 minutes to town centre 10 minutes to secondary school</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	<p>Low sustainability Removed from all facilities</p>
<ul style="list-style-type: none"> • Access 	<p>Existing access needs to be improved. Emergency vehicle slip to A2 closed Low visibility as there is a rise in the road to the south and a blind bend to the north.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Nackington Road and t/s congested at peak times</p>

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>Canterbury’s sewer system is at capacity. Sewer/Water supply is provided to site but there is a supply shortage in Canterbury</p> <p>Electricity provided to site.</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Study would be required due to A2 Contamination issues from previous use Esp as there are underground petrol and diesel tanks and waste oil is stored at the site.</p> <p>Noise and Air Quality assessment study would be required due to A2 Contamination issues from previous use</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>Contamination issues from previous use</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>Contamination issues from previous use Esp as there are underground petrol and diesel tanks and waste oil is stored at the site.</p>
<ul style="list-style-type: none"> • Topography 	<p>Level site</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>No</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Will require archaeological evaluation</p> <p>Agricultural Land Classification: Non agricultural</p>
<p>If yes, how and when can the constraint be overcome?</p>	

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

IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.

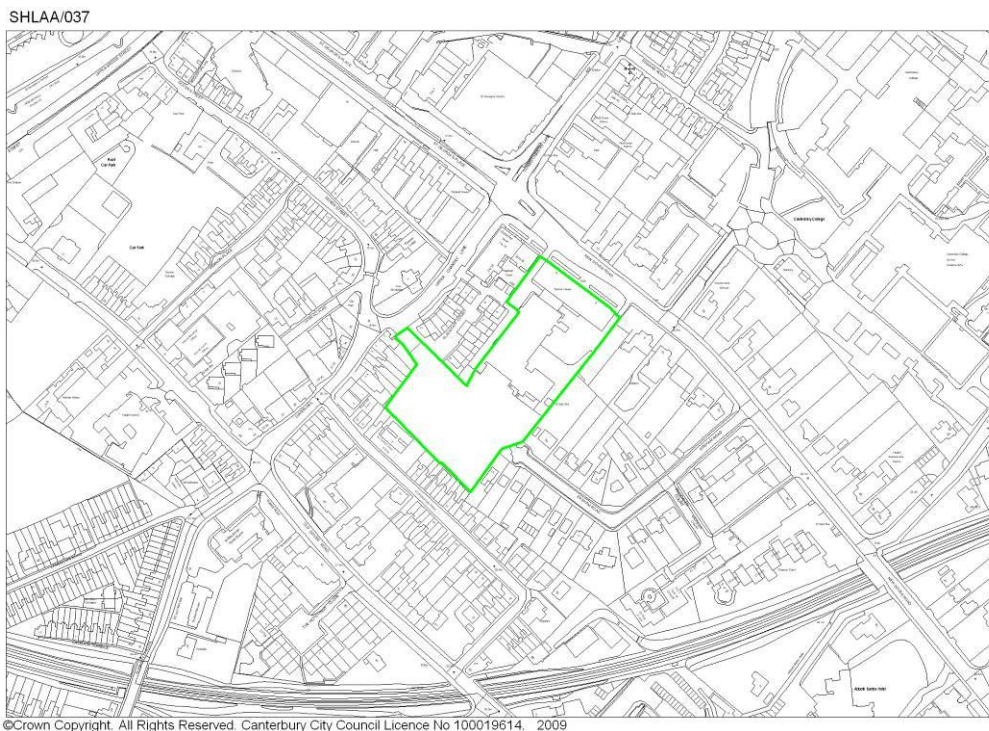
<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Would extend urban area Yes – would be a urban build up in a semi rural area Yes No no Yes opp listed building no Site not particularly sensitive regarding biodiversity.</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Adjacent to A2 noise, which is constant even in low traffic times and with a large belt of establish trees between the site and the A2, and air pollution potential</p>

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

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

SITE DETAILS	
Site Reference Number	<i>SHLAA/037</i>
Site Name	<i>Becket House</i>
Location/Address	<i>New Dover Road, Canterbury</i>
Greenfield/PDL/Mixed	<i>PDL</i>
Proposed Use	Housing
Site Area	<i>1 ha</i>

Plan



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



View of the front of the site

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

Description of Site:	The site is within the urban area of Canterbury. It is an existing employment site adjacent to residential properties. The buildings are in good order, suitable for conversion if required. Trees surround the rear boundaries of the site.
Current Use:	Employment site. Call office and centre with car parking to the rear of the site.
Surrounding Uses:	On the edge of the town centre, including a mix of residential, educational, retail, office and leisure uses.
Character of Surrounding Area:	The area is one of the main entrances to the City, which consists of a mix of uses which provides services and facilities for local residents and visitors.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	Rear of site allocated for housing – 20 units in Local Plan 2006 – Policy H1 The site is within the St Georges/Canterbury East Regeneration Zone – Local plan Policy TC14 Inspectors report June 2005 recommendation to produce a development brief for a site of such importance.
Potential site Capacity: as proposed	None proposed
Calculated by CCC at x units / ha	80

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

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

IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>Yes, rear of the site allocated for housing in Local Plan 2006 – 20 units. Policy H1.</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Yes within 200 metres</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>Yes, all less than 800 metres</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Yes, all within 10 minutes except hospital up to 20 minutes</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>No</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>No</p>
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply 	<p>Existing supply in the area, however lack of water and sewerage in Canterbury at present</p>

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

Electricity Pylons	No
<ul style="list-style-type: none"> Contamination/Pollution 	Land in Radon affected area. Noise and air quality assessment study would be required. Contamination issue from previous use.
<ul style="list-style-type: none"> Adverse Ground Conditions 	No
<ul style="list-style-type: none"> Hazardous Risk 	No
<ul style="list-style-type: none"> Topography 	Level site with trees surrounding the rear of the site
<ul style="list-style-type: none"> Flood Zone 	No
<ul style="list-style-type: none"> Other e.g. Archaeology, Conservation area, AHLV 	Evaluation required – site of Roman burial, medieval nunnery. Site of local and regional importance.
If yes, how and when can the constraint be overcome?	

IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.

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

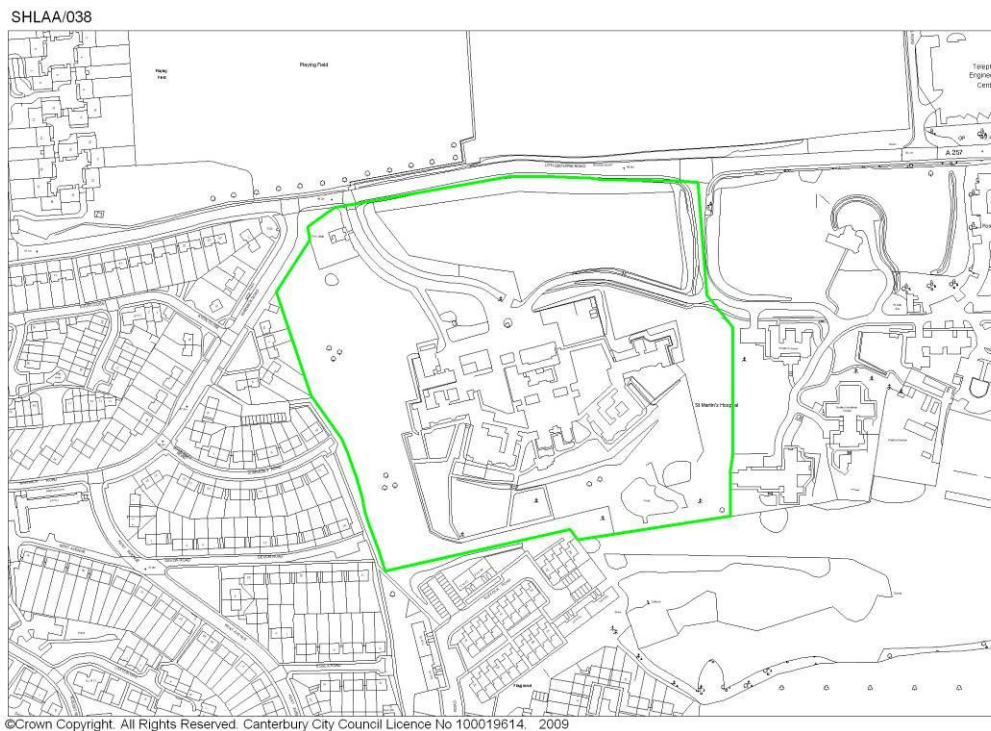
<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape - No, if conversion, however if demolition and rebuild will need to consider the character of the local area</p> <p>Landscape –No</p> <p>Trees - Possibly if not retained</p> <p>Conservation area – No</p> <p>Historic parks/gardens – No</p> <p>Listed buildings –No</p> <p>Scheduled ancient monuments - No</p> <p>SNCI - No – Site not particularly sensitive regarding biodiversity.</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>No</p>

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

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

SITE DETAILS	
Site Reference Number	<i>SHLAA/038</i>
Site Name	<i>St Martin's Hospital</i>
Location/Address	<i>St Martin's Hospital Littlebourne Road, Canterbury</i>
Greenfield/PDL/Mixed	<i>Mixed</i>
Proposed Use	Housing
Site Area	<i>6.4 ha</i>

Plan



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



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

<p>Description of Site:</p>	<p>Public health complex set in open grounds, with a range of large and small predominantly historic buildings, within a designated Conservation Area.</p> <p>A public footpath crosses the site.</p>
<p>Current Use:</p>	<p>Public health facility.</p>
<p>Surrounding Uses:</p>	<p>Mainly residential areas to west and south; more recent hospital facilities to the east; open countryside across A257 to the north, and partly to the south.</p>
<p>Character of Surrounding Area:</p>	<p>A mix of urban and rural character, with areas of open countryside in close proximity and areas of urban development. This character is reflected on the site by a complex of buildings with an open site setting.</p> <p>Site lies within the identified urban area of Canterbury.</p>
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>A number of applications have been submitted over the years relating mainly to the functions of the site as a hospital.</p> <p>In December 2008, a set of Development Principles was agreed for the site, prepared by consultants Tribal in conjunction with the Council.</p> <p>This envisages a housing-led development of approximately 200 units, part conversion and part new build, centred around the existing buildings. A scheme should retain most of the buildings, but there is allowance for the possibility of demolition of some of the buildings, where justified.</p>
<p>Potential site Capacity: as proposed</p>	<p>200 (mainly flats)</p>
<p>Calculated by CCC</p>	<p>200 (based on assessments for the Development Principles, not fixed density)</p>

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u> Special Landscape Area	No
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	Yes, but not Class B uses – public health (Class C2/D1)
C - Is the site in or adjacent to a settlement?	Yes
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	No
CONCLUSION:	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	Yes

IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No, but Development Principles have been prepared for the site.</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Med – Bus route A 257. Some local facilities in Barton area. Remote by walking/cycling.</p> <p>Yes</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store, a primary school and a GP surgery. 	<p>Yes</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Yes</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>High – existing access.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Med – some congestion onto St Martin's Hill morning peak. Limited capacity towards city.</p>
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage 	<p>Existing infrastructure on site – may require some upgrading.</p>

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

Electricity supply Gas Supply	
Electricity Pylons	None on site.
<ul style="list-style-type: none"> Contamination/Pollution 	May be contamination issues associated with previous use.
<ul style="list-style-type: none"> Adverse Ground Conditions 	None known.
<ul style="list-style-type: none"> Hazardous Risk 	None known.
<ul style="list-style-type: none"> Topography 	Not a significant issue.
<ul style="list-style-type: none"> Flood Zone 	No.
<ul style="list-style-type: none"> Other e.g. Archaeology, Conservation area, AHLV 	See requirements of Development Principles. Watching Brief required for archaeology.
If yes, how and when can the constraint be overcome?	Further assessment of contamination risk may be required.

IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.

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

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>The site is within a Conservation Area. However, it is the subject of a set of Development Principles adopted by the Council, which seeks to address the conservation, open space and other environmental issues.</p> <p>Potential for protected species to be present; scoping surveys may be required.</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>No.</p>

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

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

SITE DETAILS	
Site Reference Number	<i>SHLAA/040</i>
Site Name	<i>North of Stour Prom (12 Glenside Avenue)</i>
Location/Address	<i>Land North of Stour Prom, Glenside Avenue, Canterbury</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	Housing as part of mixed use development – public open space/river access/community building and student accommodation
Site Area	<i>0.3 ha</i>

Plan



Strategic Housing Land Availability Assessment Site Assessment Form

Aerial Photograph



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Site viewed from Barton Mill Road

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



Site viewed from Barton Mill Road, view towards the river

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

<p>Description of Site:</p>	<p>The site is currently undeveloped but has been cleared of trees etc. The site is fenced to provide security. There is a close-boarded fence that marks the boundaries with adjoining residential development and a treed boundary to the river, to the northwest.</p>
<p>Current Use:</p>	<p>The site is currently vacant.</p>
<p>Surrounding Uses:</p>	<p>Surrounding the site is mainly residential development but with some industrial development located to the east.</p>
<p>Character of Surrounding Area:</p>	<p>A high level of residential development has been undertaken in the immediate area recently with a large development at Barton Mill to the west, Kingsmead to the northeast and some development in Glenside Avenue, to the south. This development is varied, with a mix of houses and flats provided and a mixed palette of materials. Parking is provided in a variety of ways with some enclosed parking at ground floor level with developed above and in other instances a parking court provided in front of new dwellings. There is some soft landscaping within the developments recently constructed.</p>
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>The site is not allocated for housing and was not part of the LPI.</p> <p>Surrounding area –Protection of Existing open Space – Local Plan Policy – C24</p> <p>Much of the site has no planning history however a number of applications relating to neighbouring sites encroach into this site.</p> <p>In 2005 permission was sought for the erection of 12 houses to the rear of Glenside Avenue, CA/05/877/CAN, this application was withdrawn prior to determination.</p> <p>In 2006 outline planning permission (CA/06/476/CAN) was sought for the erection of 29 units on land at the Former Invicta Car Compound comprising of 11 houses and 18 flats. The application was refused prior to determination by the local planning authority.</p> <p>An application was submitted in 2007 for the erection of 14 houses on the site known as the Invicta Compound to</p>

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

	<p>the east of the site. The application, reference CA/07/761/CAN, was granted planning permission</p> <p>Further applications have been submitted for the Former Invicta Car Compound. Firstly, the erection of a student hall of residence (16 apartments and a common room) reference CA/08/1245 for which permission was refused. Secondly, also in 2008 permission was sought for a variation of a planning condition imposed on the permission granted in 2007 for 14 houses relating to the footpath and cycleway link.</p> <p>Finally in 2009 permission was refused for the erection of a student hall of residence that comprised of 17 apartments and student common room.</p>
<p>Potential site Capacity: as proposed</p>	<p>16 flats</p>
<p>Calculated by CCC at x units / ha</p>	<p></p>

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	None
<u>Category 2: Local</u> Special Landscape Area	The site is identified as being protected open space in the current Local Plan and land adjoining the site forms part of a regeneration zone.
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	No
C - Is the site in or adjacent to a settlement?	Yes, the site is located within the city of Canterbury
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	The site lies within the city of Canterbury which is a settlement that is identified in the development plan documents as being suitable for future housing development and with capacity to meet future housing requirements.
CONCLUSION: Site not suitable for housing at this stage existing policy objections	Carry forward for further assessment as site is within urban area and falls within one of the options under consideration
Site may be suitable - continue to Stage 2	

IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Yes within 400m. There are bus stops along the length of Sturry Road (A28), to the south of Glenside Avenue.</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>The site is within walking distance of a GP and convenience store located on Sturry Road and two local supermarkets, to the east of the site. A completed riverside footpath would reduce the distance to Kingsmead school to just beyond the 800m threshold.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Within 30 minutes of Kent Canterbury hospital, Within 10 minutes of health centre and employment area Within 20 minutes of secondary school and town centre</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Low. Glenside Avenue is unadopted and a private road</p> <p>High. Located close to bus routes and pedestrian and cycleways. The site is also close to the city centre.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Low.</p>

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

	Poor junction at Glenside Avenue and A28 and there are capacity problems on A28
<ul style="list-style-type: none"> • Infrastructure – Water Supply 	Yes – adjacent to existing development
Sewerage/Drainage	Yes – adjacent to existing development. Assessment/confirmation from Southern Water will be necessary to demonstrate the existing system has adequate capacity.
Electricity supply Gas Supply	Yes – adjacent to existing development
Electricity Pylons	None
<ul style="list-style-type: none"> • Contamination/Pollution 	Land within landfill buffer zone and there may be contamination issues from previous use
<ul style="list-style-type: none"> • Adverse Ground Conditions 	None
<ul style="list-style-type: none"> • Hazardous Risk 	Possible contamination issues
<ul style="list-style-type: none"> • Topography 	Surrounding land slopes gently downwards from Glenside Avenue. Site is mainly flat.
<ul style="list-style-type: none"> • Flood Zone 	Site is located to the south of the river and therefore there may be flooding issues
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Nature Conservation - Potential for protected species to be present, scoping surveys may be required. Part of site situated within LWS Great River Stour.</p> <p>Conservation - Any proposals will need to have regard to the Riverside Strategy.</p> <p>Archaeology – no impact</p> <p>The site is covered by a Development Brief.</p> <p>The site is located within an area of protected existing open space.</p>

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

<p>If yes, how and when can the constraint be overcome?</p>	<p>Scoping surveys may be required.</p> <p>Consideration must be given to the development brief and Riverside Strategy.</p> <p>Urban site</p>
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IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape – Yes</p> <p>Landscape – Yes – the loss of the undeveloped protected open space</p> <p>Trees – Yes - There are numerous trees the site boundaries. A landscaping condition would be appropriate to assess the impact of development on them and to protect them where appropriate. A condition relating to site landscaping could help reduce the impact of the development and provide screening.</p> <p>Conservation Area – site not located within a conservation area</p> <p>Historic Parks and Gardens – No</p> <p>Listed Buildings – No</p> <p>SAM's - No</p> <p>SNCI's/Protected Species – there is the potential for protected species to be present</p>
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IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Yes – relationship with adjoining, existing residential development. Can be overcome through careful design of any new development.</p>
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IF THE NATURE AND SCALE OF THE IMPACT ON AMENITY IS SUCH THAT IT CANNOT BE SATISFACTORILY MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

SITE DETAILS	
Site Reference Number	SHLAA/056
Site Name	<i>Shillings Yard</i>
Location/Address	<i>Parham Road, Canterbury. CT1 1DD</i>
Greenfield/PDL/Mixed	PDL
Proposed Use	Housing
Site Area	<i>0.4 ha</i>

Plan

SHLAA/056



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



View of part of site showing office buildings



View of site showing storage areas

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

<p>Description of Site:</p>	<p>Mix of brick built, timber framed buildings. Office and joinery buildings in poor, unstable condition. The other buildings on site are in good order.</p> <p>The site consists of a mix of offices, joinery, storage and retail units with a large hard surfaced area for parking and vehicle loading of supplies surrounded by trees.</p>
<p>Current Use:</p>	<p>Employment site, joinery, offices and retail.</p>
<p>Surrounding Uses:</p>	<p>Residential, predominately student accommodation. Retail units and supermarkets within the vicinity.</p>
<p>Character of Surrounding Area:</p>	<p>Residential/ student accommodation with retail units and supermarkets within easy walking distance.</p>
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>Kingsmead and Riverside Regeneration area, Policy TC13.</p> <p>Housing allocation, Policy H1- total site 170 units.</p> <p>CA/05/0571 – Land between 105 Sturry Road and River Stour – O/A 153 units –Refused 4.7.05.</p> <p>Reasons for refusal – Contrary to Local Plan Policy BE1 and does not meet the requirements of the Riverside strategy.</p> <p>CA/10/1624 – for the erection of 5 blocks of student accommodation not yet determined.</p>
<p>Potential site Capacity: as proposed</p>	<p>30 –50 units</p>
<p>Calculated by CCC at x units / ha</p>	

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

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

IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>Yes, Housing allocation – Policy H1 Part of site already completed</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>200-400 metres to bus stop</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>Yes to convenience store and GP surgery</p> <p>A completed riverside footpath would reduce the distance to Kingsmead school to just beyond the 800m threshold.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>30 minutes to hospital, 20 minutes to secondary school and town centre, 10 minutes to employment and health centre</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Existing access to Parham Road</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>If site intended to be for students, impact on Parham Road junction. Cycle & pedestrian routes into City</p>

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply 	<p>Existing supply in the area of all services. Existing sewer capacity is available, however an infrastructure crossing site.</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>No</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>Contamination issues from previous use , part of land within landfill buffer zone</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>No</p>
<ul style="list-style-type: none"> • Topography 	<p>No</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>Level site</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>No</p>
<p>If yes, how and when can the constraint be overcome?</p>	<p>No archaeological impact</p> <p>Agricultural Land Classification: Urban</p>

IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT

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

SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.

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

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>No No Possibly a tree survey would be required No No No No No</p> <p>Site not particularly sensitive regarding biodiversity</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>No</p>

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

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

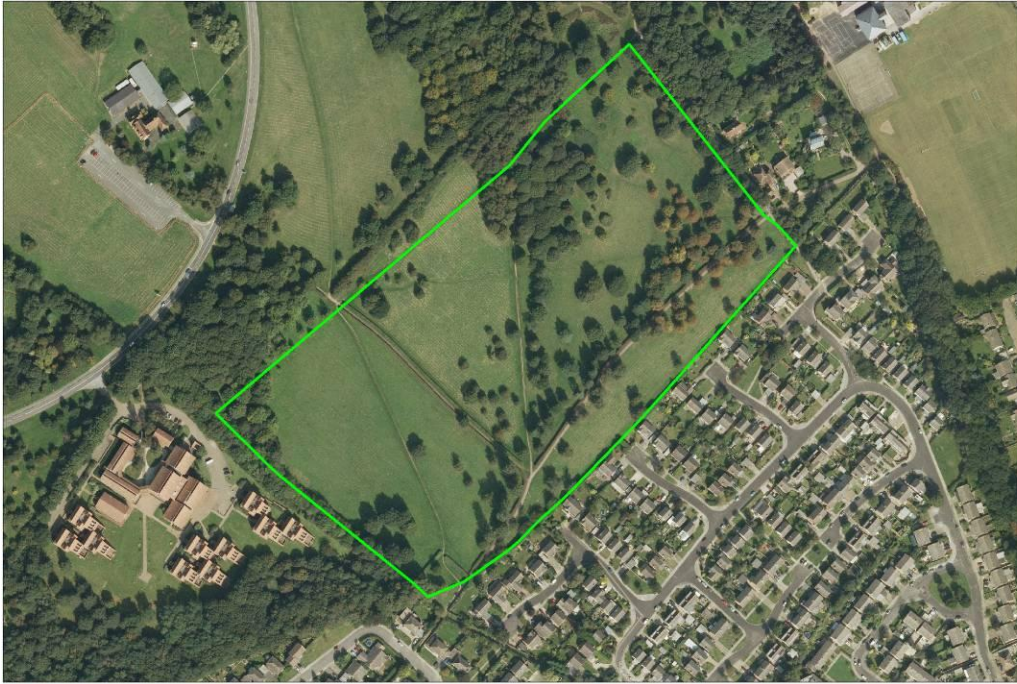
SITE DETAILS	
Site Reference Number	<i>SHLAA/057</i>
Site Name	<i>Land east of Chaucer College, south of University Road</i>
Location/Address	<i>Site to the East of Chaucer College</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	Housing
Site Area	<i>8.3 ha</i>

Plan



Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/057



Aerial Photograph

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



Viewed from pathway from Harkness Drive



View from within the site towards the north

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

Description of Site:	The site is currently open and undeveloped, grassed and with a substantial number of trees both around the site boundaries and within the site. There are also hedges that provide some division of the site. Boundary treatments are mixed with some hedging, some trees and some chain link fencing.
Current Use:	The site is currently undeveloped and provides pedestrian links to the university from Harkness Drive and Lyndhurst Close, off Salisbury Road. It is described as higher education/amenity land.
Surrounding Uses:	Chaucer College is located to the east of the site and the University of Kent towards the north and northeast. Residential development is located to the south of the site.
Character of Surrounding Area:	The character of the area is one of an open field with educational uses surrounding the site. Residential development is located close by but the predominant character is educational.

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

<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>The site is not allocated for housing and did not form part of the LPI.</p> <p>Planning application CA/11/528 has not yet been decided: Erection of a new mixed use complex comprising: a part 2, part 4 and part 5 storey hotel with 150 bedrooms and conference centre; five detached buildings standing at part 3 and part 4 storeys to provide 501 student bed spaces in 7 person cluster flats; two detached buildings standing at 4 storeys to provide 261 student bed spaces in 12 person town houses; a 2 storey hub building comprising support facilities, catering and study spaces; bin and cycle storage and associated car parking, landscaping, CCTV and signage.</p>
<p>Potential site Capacity: as proposed</p>	<p>200 – 300 houses</p>
<p>Calculated by CCC at x units / ha</p>	<p></p>

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u> Special Landscape Area	Area of High Landscape Value
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	The site is not identified as being specifically allocated for employment use but does lie within the university boundary (policy C20)
C - Is the site in or adjacent to a settlement?	Yes
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	The site is located immediately adjacent to a settlement. Canterbury City is not a settlement that has not been identified as being suitable for future housing development.
CONCLUSION: Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	Carry forward for further assessment as site is adjacent to Urban area and falls within one of the options under consideration.

IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Yes, between 400 and 600m. Bus services run frequently from University Road.</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store, a primary school and a GP surgery. 	<p>There is a doctor surgery and convenience store on the university site. The nearest primary school is further than 800m away.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Not within 30 minutes of Kent Canterbury hospital Within 20 minutes of health centre, employment area and town centre Within 10 minutes of secondary school</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Medium rating in terms of accessibility. All side roads off Salisbury Road have access onto the site. Lyndhurst Close has a cycle rout to UKC and NCR1. Good cycling and walking links.</p> <p>Medium rating in terms of sustainability. Bus route on University Road but no other local facilities close to UKC.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Low. All side roads off Salisbury Road are very minor. Capacity problems exist</p>

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

	at the junction of Salisbury Road and Beaconsfield Road. Potential for access from University Road? Not highway.
<ul style="list-style-type: none"> • Infrastructure – Water Supply 	Yes – adjacent to existing development
Sewerage/Drainage	Yes – adjacent to existing development. Assessment/confirmation from Southern Water will be necessary to demonstrate the existing system has adequate capacity.
Electricity supply Gas Supply	Yes – adjacent to existing development
Electricity Pylons	None
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Refuse tip shown on part of land on O/S map 1976 contamination issues will need to be considered part of land within landfill buffer zone.</p> <p>Traffic exiting to St Dunstons may have impact on air quality</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	Contamination issues
<ul style="list-style-type: none"> • Hazardous Risk 	Potential for contamination
<ul style="list-style-type: none"> • Topography 	Sloping land to north/northwest
<ul style="list-style-type: none"> • Flood Zone 	No
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Site is located within an Area of High Landscape Value.</p> <p>Potential for protected species to be present. Population of Great Crested Newts known to be present in this area associated with ponds close by.</p> <p>An archaeological evaluation would be necessary.</p> <p>Agricultural Land Classification: Urban</p>

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

	(although outside urban boundary)
If yes, how and when can the constraint be overcome?	<p>Scoping surveys would be necessary to investigate the matter of protected species.</p> <p>Archaeological evaluation required.</p>

IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape – Yes. Whilst not located within Canterbury the site is located adjacent to existing development. It is also noted that views of Canterbury can be gained from University Road, therefore. any development must be carefully considered and designed to ensure views of Canterbury are not spoilt</p> <p>Landscape – Yes – the loss of the undeveloped field would impact on the landscape.</p> <p>Trees – Yes - There are numerous trees and hedgerow around the site boundaries and a large number within the site. A landscaping condition would be appropriate to assess the impact of development on them and to protect them where appropriate. A condition relating to site landscaping could help reduce the impact of the development and provide screening.</p> <p>Conservation Area – site not located within a conservation area</p>
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**Strategic Housing Land Availability Assessment
Site Assessment Form**

	<p>Historic Parks and Gardens – No</p> <p>Listed Buildings – No</p> <p>SAM's - No</p> <p>SNCI's/Protected Species – protected species could be affected by the development of this site.</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Air quality – St Dunstan's</p>

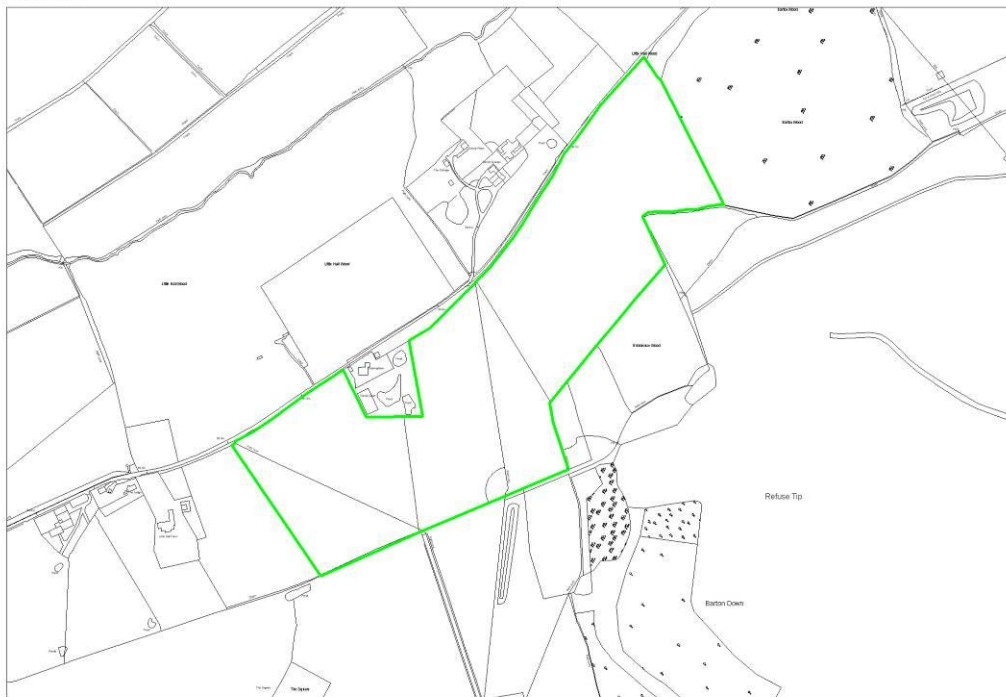
IF THE NATURE AND SCALE OF THE IMPACT ON AMENITY IS SUCH THAT IT CANNOT BE SATISFACTORILY MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

SITE DETAILS	
Site Reference Number	<i>SHLAA/059</i>
Site Name	<i>Land at Alcroft Grange, Canterbury</i>
Location/Address	<i>Alcroft Grange, Canterbury</i>
Greenfield/PDL/Mixed	Greenfield
Proposed Use	Housing
Site Area	<i>18.4 ha</i>

Plan

SHLAA/059



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

Aerial Photograph



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Photographs



viewed from vehicular access in western corner of site

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



Access way at Alcroft Grange

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

Description of Site:	<p>The site consists of a large field with hedgerow and tree coverage around parts of the boundaries. Some of the boundaries are marked by a post and wire fence. In some places the tree coverage is quite dense with a strip approximately 5m wide separating the agricultural land from the access roadway. There are no buildings visible on the site and the ground appears to be in generally good condition. A PROW runs through the site.</p>
Current Use:	Agricultural grazing land
Surrounding Uses:	<p>The surrounding land is largely open countryside and agricultural land. There is a scattering of dwellings along the accessway to Alcroft Grange. The dwellings along this accessway vary in their age and appearance. There are also a number of large agricultural buildings to the south of the accessway.</p>
Character of Surrounding Area:	<p>The site itself is open and there is further undeveloped farmland to the north, south and east. There is further undeveloped open countryside to the west along with the University of Kent campus.</p>
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	<p>No planning history</p> <p>The site is not allocated for housing. The site was part of the LPI with a proposal for a Green Gap. The Inspector concluded that this did not represent a pinch point between settlements where one or two further developments could obliterate the distinction between two settlements.</p>
Potential site Capacity: as proposed	<p>10 – 15 units per acre Total of 450 – 675 houses</p>
Calculated by CCC at x units / ha	

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u> Special Landscape Area	The site is designated as a conservation area and an Area of High Landscape Value
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	No
C - Is the site in or adjacent to a settlement?	No
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	The site is located close to but not adjacent to a settlement. The area has not been identified as being suitable for future housing development.
CONCLUSION: Site not suitable for housing at this stage existing policy objections	Site is in the wider countryside and would therefore be contrary to national policy and would be unsustainable
Site may be suitable - continue to Stage 2	

IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>The site is not allocated for housing in the existing Local Plan nor does it have planning permission for housing.</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Much of the site is not within 800m of public transport. Bus services run along the main road, St Stephens Hill and stop close to the accessway with Alcroft Grange.</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>There are no services such as a convenience store, primary school or GP surgery close by. The nearest facilities are located towards the City of Canterbury in the St Stephens area.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Not within 30 minutes of Kent Canterbury hospital or town centre Within 30 minutes of health centre, secondary school, employment area. The site is situated a little over a mile from the local centre of St Dunstons and also approximately 2 miles from the centre of the city of Canterbury.</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Low. Remote site with no obvious sustainable transport links or infrastructure improvements</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>No comments regarding highway capacity</p>

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>This is a Greenfield site with little potential for an existing water supply, sewerage/drainage system or gas or electricity supply</p> <p>None</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>No known issues</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>Adjacent to the Shelford Landfill Site, landfill gas, leachate and odours to be considered. Forms part of land within landfill buffer zone</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>Overhead lines run along the northern boundary of the site</p> <p>Adjacent to the Shelford Landfill Site, landfill gas, leachate and odours to be considered. Forms part of land within landfill buffer zone</p>
<ul style="list-style-type: none"> • Topography 	<p>Mainly level ground. Land slopes down to the south close to the southern boundary</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>No</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>An archaeological evaluation would be necessary</p> <p>The site is located within the Tyler Hill Conservation Area and is within an Area of High Landscape Value</p> <p>Site not particularly sensitive regarding biodiversity</p> <p>Agricultural Land Classification: Grade 3</p>
<p>If yes, how and when can the constraint be overcome?</p>	<p>An archaeological evaluation will be required</p> <p>Desktop studies may be required relating to potential contamination</p>

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

IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape – No. Located outside the built confines of any settlement</p> <p>Landscape – Yes - There would be a significant impact upon the landscape dependent on the number of units to be erected on this site. The development of the site would result in a substantial increase in built form in the open countryside.</p> <p>Trees – Yes - There are numerous trees and hedgerow around the site boundary and a number within the site. A landscaping condition would be appropriate to assess the impact of development on them and to protect them where appropriate. A condition relating to site landscaping could help reduce the impact of the development and provide screening.</p> <p>Conservation Area - The impact upon the conservation area could be dealt with through the design process</p> <p>Historic Parks and Gardens – No</p> <p>Listed Buildings – No</p> <p>SAM's - No</p> <p>SNCI's/Protected Species - The site is not particularly sensitive regarding biodiversity.</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>None</p>

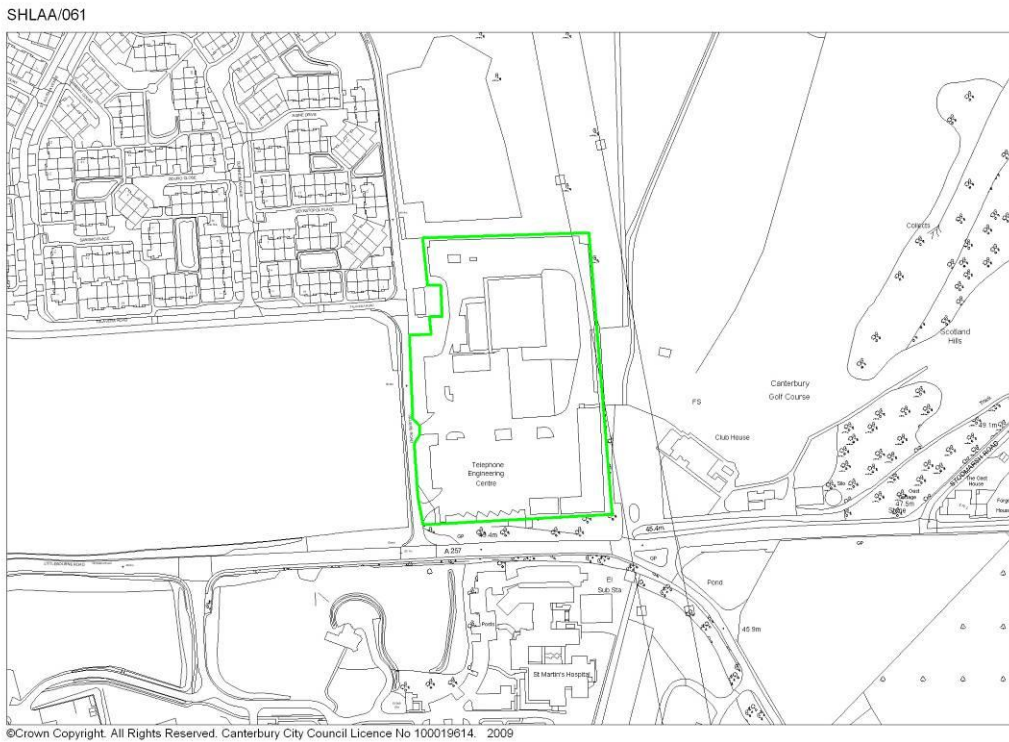
**Strategic Housing Land Availability Assessment
Site Assessment Form**

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

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

SITE DETAILS	
Site Reference Number	<i>SHLAA/061</i>
Site Name	
Location/Address	<i>Canterbury TEC Littlebourne Road, Canterbury</i>
Greenfield/PDL/Mixed	<i>Previously Developed Land</i>
Proposed Use	Housing
Site Area	<i>2.3 ha</i>

Plan



Strategic Housing Land Availability Assessment Site Assessment Form

Aerial View



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

Description of Site:	The site contains buildings to the west and north of the site. Those to the west appear to be for storage and repair and of a typically industrial appearance. To the north is an office block and the rest of the site is used for vehicle and equipment storage and is covered by an area of hardstanding. The boundary to the front of the site is defined by hedgerow and tree coverage. There is a perimeter fence around the exterior of the site with more tree coverage inside the boundary to the north. Access into the site is via Littlebourne Road, which also serves the residential properties to the northwest.
Current Use:	Storage, repair and office facilities in connection with BT Engineering requirements. The majority of the site is used for the storage of vehicles and equipment.
Surrounding Uses:	Residential/Recreation & Leisure. St Martin's Hospital is opposite the site.
Character of Surrounding Area:	The surrounding area has a semi-rural character. The site is located on the edge of the Canterbury Urban Area. Beyond the site to the east is sporadic development along Littlebourne Road, which consists of a mixture of residential and leisure uses. There is an open feel to the surrounding area due to the separation between sites and the open fields, which adjoin Littlebourne Road to the south.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	The site was allocated for housing in the First Review Deposit Draft 2002 and then in the Canterbury District Local Plan 2006 for 100 units. The allocation states that the site should be of mixed tenure, with 10% of provision being for one of two bedroom households. There should also be 30% affordable housing provided where each proposal exceeds 15 units (Policy H4 of the CDLP).
Potential site Capacity: as proposed	70-116 units as proposed by the applicant.
Calculated by CCC at x units / ha	

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No The site lies to the west of Chequers Wood and Old Park SSSI.
<u>Category 2: Local</u> Special Landscape Area	No Adjacent to the AHLV
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	The site is currently in use for light industry in association with the telecommunications network.. The site is allocated for housing. Policies H1 & H4 of the CDLP are relevant to this site.
C - Is the site in or adjacent to a settlement?	The site is located within the Canterbury Urban Area.
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	The site is located within an identified settlement.
CONCLUSION:	.
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	Carry forward for further assessment as site is adjacent to Urban area and falls within one of the options under consideration. Existing Local Plan allocation which will be assessed as part of the SHLAA methodology.

IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>Yes- The site is allocated for housing. There is however no planning permission for housing on the site.</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>There is a bus stop opposite the site going towards Canterbury and there is also a bus stop outside the Golf Club travelling the other way. There is no pavement on this side of the road though. It is just beyond 800m walking distance from a bus stop offering more than 2 services per hour.</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>Remote from other amenities. No continuous footway on the north side. Just beyond 800m from post office.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Yes – The site is within 30mins public transport time of K&C hospital, 20mins for a health centre and the city centre and 10mins from and employment area and secondary school.</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Access will require careful design as junction with Bekesbourne Road opposite and Golf Club adjacent. 40mph speed limit.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>OK at this location. Bus route on A257, but no continuous footway on northern side and site is remote from all local facilities.</p>

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>This is previously developed land and the infrastructure should be available.</p> <p>There are electricity pylons immediately outside of the site to the rear.</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Yes – The site is used for vehicle and equipment storage and possibly repairs.</p> <p>Contamination from previous use.</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>No</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>Yes – There are overhead electricity lines running across the site.</p>
<ul style="list-style-type: none"> • Topography 	<p>Relatively level</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>No</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>AHLV adjoins the site to the north and east.</p>
<p>If yes, how and when can the constraint be overcome?</p>	<p>Contamination surveys would be likely to be required. Mitigation maybe necessary depending on the outcome.</p> <p>The applicant has stated that a contamination survey was carried out by WSP Environmental Ltd in 2000.</p> <p>An archaeological evaluation will be required.</p> <p>Agricultural Land Classification: Urban / non-agricultural</p>

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

IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape – No</p> <p>Landscape – No</p> <p>Trees - There are trees and hedgerow to the front and sides of the site. There are no TPO's or Ancient Woodland however. Landscaping along frontages is an important characteristic of Littlebourne Road. Some retention to frontage would be likely to be required. This can be dealt with via an appropriate landscaping condition.</p> <p>Cons Areas – No</p> <p>Historic Parks and Gardens – No</p> <p>Listed Buildings – No</p> <p>SAM's – No</p> <p>SNCI/Protected Species - The site is not particularly sensitive regarding biodiversity.</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>No</p>

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

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

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

SITE DETAILS	
Site Reference Number	SHLAA/065
Site Name	Barton Business Park
Location/Address	Appledown Way New Dover Rd, Canterbury
Greenfield/PDL/Mixed	Mixed, substantially PDL
Proposed Use	Housing as part of mixed use development – employment
Site Area	3.3 ha

Plan



Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/065



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

<p>Description of Site:</p>	<p>Level site formerly part of Little Barton Farm lying between the Canterbury to Dover Railway line and the Pilgrims Way /New Dover Road. The site is accessed from the new Dover Road via a long straight access road (Appledown Way).</p> <p>Site rises up to the west before falling away to the Spring Lane residential estate.</p> <p>The site is surrounded by agricultural land. The long distance national cycle route 1 passes along the southern edge of the site.</p> <p>The land rises slightly to the west towards Hode farm.</p>
<p>Current Use:</p>	<p>The site is formerly a collection of cold storage buildings associated with the previous agricultural use and now forms a business park of varying quality.</p>
<p>Surrounding Uses:</p>	<p>The railway to the north, the edge of the City to the west and New Dover Road.</p> <p>There are residential uses along the New Dover Road with the City's Park and Ride site nearby serving traffic from the south of the City.</p> <p>There are three main secondary schools – St Anselm's Catholic School and Simon Langton Girls' School in the Old Dover Road. To the west is The Chaucer Technology School and Pilgrims Way primary school</p> <p>In addition there is the Gate Inn Public House and Hotel.</p>
<p>Character of Surrounding Area:</p>	<p>The site itself is of rural character even though it is on the fringe of the urban area and there is an existing business associated with this collection of buildings, as it is tucked away from the main road.</p>
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>Planning permission for business use was granted on appeal in early 1990s.</p> <p>The site adjacent was allocated in the 2006 Canterbury District Local Plan first review, as an office node for B1 use together with a community woodland fronting the New Dover Road.</p>
<p>Potential site Capacity: as proposed</p>	<p>80 residential units plus 50% employment</p>
<p>Calculated by CCC at x units / ha</p>	

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u> Special Landscape Area	Area of High Landscape Value
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	Site is adjacent to the Barton Business Park Office Node ED9 for B1a and B1b uses.
C - Is the site in or adjacent to a settlement?	In close proximity to the urban edge of Canterbury
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	No – site is adjacent to the City.
CONCLUSION:	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	Initial Assessment Conclusion: Carry forward for further assessment as site is adjacent to Urban area and falls within one of the options under consideration.

IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Site is within 800 walking distance of bus stop.</p> <p>Park and ride is nearby.</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>Within 800 metres of a primary school. There is a small convenience store just beyond 800m. No doctor surgery within 800m.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Site is well within 30 minutes public transport time of all the facilities listed.</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Site has no direct access to highway unless Little Barton Farm track upgraded. RCR16 borders site. Adjacent to existing cycle route and proposed cycle route along Appledown Way. Local bus route, primary school and some local facilities.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Barton Road and Spring Lane OK but A257 and A2050 congested</p>

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>Existing uses on site so existing infrastructure available.</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Contamination issues from previous use. Railway noise assessment required</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>Unknown</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>Unknown</p>
<ul style="list-style-type: none"> • Topography 	
<ul style="list-style-type: none"> • Flood Zone 	<p>No</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Adjacent to the Little Barton Farm Conservation Area, Archaeological evaluation would be required as Little Barton farm is an historic farmstead, local/regional importance.</p> <p>Site is within the AHLV.</p> <p>Agricultural land classification: non-agricultural.</p>
<p>If yes, how and when can the constraint be overcome?</p>	

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

IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.

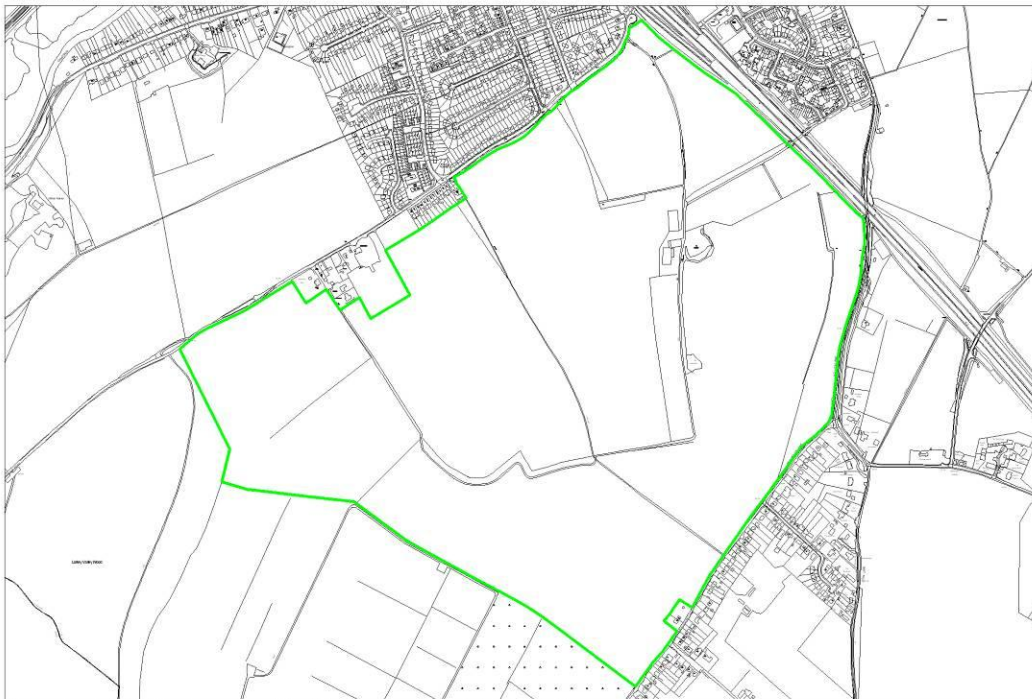
<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Any potential development would need to respect the and landscape setting of The City – AHLV.</p> <p>Development could potentially have an impact on the adjacent Conservation Area which would need to be taken into account. Listed buildings to the south-west of the site (Cottages 1 & 2 at Little Barton Farm).</p> <p>Site not particularly sensitive regarding biodiversity although there is a pond on the site so a protected species survey may be required.</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	

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

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

SITE DETAILS	
Site Reference Number	<i>SHLAA/070</i>
Site Name	<i>Cockering Farm</i>
Location/Address	<i>Land at Cockering Farm, Cockering Lane</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	<i>Housing as part of mixed use development</i>
Site Area	<i>110.7ha</i>

SHLAA/070



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Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/070



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

Description of Site:	Largely open, undulating farmland with long views towards the City and the Cathedral. Primarily arable with varying degrees of boundary planting and tree cover.
Current Use:	Primarily agricultural.
Surrounding Uses:	Mainly agricultural, with limited residential property along New House Lane.
Character of Surrounding Area:	Mainly agricultural, with limited residential property along New House Lane. Strongly rural in character.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	<p>Planning consent for golf course on eastern half of site (ref: 90/1190) > renewed 97/0780 > renewed 00/0591 > renewed 03/1023 > 06/0021 – variation of time limit condition. Granted on appeal.</p> <p>Planning consent for golf course on western half of site (ref: 00/1202) > 06/0021 – variation of time limit condition.</p> <p>Adjacent sites (SHLAA 106/137) proposed at previous LP Inquiry – not recommended for inclusion in Local Plan; extending urban area into countryside in linear form.</p>
Potential site Capacity: as proposed	Not specified, but potential use as mixed-use development with housing.
Calculated by CCC at 35 units / ha	Assuming ¼ site for residential – c28ha – c1000 units

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

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

IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

STAGE 2 ASSESSMENT: SUITABILITY

<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Majority of site (with the exception of the northern most tip) is outside the 800m walking distance of a bus stop providing two of more services per hour.</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store, a primary school and a GP surgery. 	<p>Most of site not within this distance of these services.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Small area to the northern part of the site is within the 30 minute public transport time of Kent and Canterbury hospital. However, the majority of the site is within 30 minutes public transport time for health centre, employment area, secondary schools and town centre.</p>
<p align="center">TECHNICAL CONSULTATIONS</p>	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Proposed Cycle route connecting Thanington to Hollow Lane Low sustainability. No Obvious cycling/walking links or infrastructure improvements. Possibly some public transport improvements.</p> <p>If create new roundabout junction south of Milton Manor will create shortcut through Thanington Estate. If not then all traffic emerges in St Nicholas Road or Strangers Lane onto A28. Inadequate capacity at either of these junctions if Hollow Lane or New Town Street then</p>

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

	problems at Homersham/A28.
<ul style="list-style-type: none"> Highway capacity 	<p>Access could be created onto Cockerling Road. Parts of site within National speed limit, parts in 30mph.</p> <p>Sustainability low: Site remote from most services. However, the key issue is whether an effective rapid bus service can be provided to link the site to the City Centre</p>
<ul style="list-style-type: none"> Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply <p>Electricity Pylons</p>	<p>Present in Thanington, but extensive new provision would be required.</p> <p>None on site.</p>
<ul style="list-style-type: none"> Contamination/Pollution 	<p>Part of the land is in a radon-affected area.</p> <p>Effects on Wincheap Traffic and air quality would need assessing Noise and Air Quality assessment study would be required due to farm use.</p>
<ul style="list-style-type: none"> Adverse Ground Conditions 	None known
<ul style="list-style-type: none"> Hazardous Risk 	None known
<ul style="list-style-type: none"> Topography 	Largely open, undulating farmland with long views towards the City and the Cathedral – not many flat areas within the site.
<ul style="list-style-type: none"> Flood Zone 	No
<ul style="list-style-type: none"> Other e.g. Archaeology, Conservation area, AHLV 	<p>AHLV – setting of Cathedral important – parts of this site within view cones identified within Canterbury Conservation Area Appraisal 2010.</p> <p>Archaeological evaluation would be required.</p> <p>Agricultural Land Classification: Grade 1 (north) and Grade 2</p>

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

<p>If yes, how and when can the constraint be overcome?</p>	<p>Setting of City and Cathedral critical to the acceptability of this scheme. Location and design of development and landscaping would need to be considered with extreme care if this site were to be considered suitable as a future development site.</p>
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IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Setting of City and Cathedral critical to the acceptability of this scheme. Location and design of development and landscaping would need to be considered with extreme care if this site were to be considered suitable as a future development site.</p> <p>Site itself not particularly sensitive regarding biodiversity, but located close to Larkey Valley Woods SSSI.</p> <p>Design issues, and wider ecological impacts will need to be carefully addressed.</p>
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IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>No, but would impact to some degree on the landscape, etc. close to existing residents.</p>
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IF THE NATURE AND SCALE OF THE IMPACT ON AMENITY IS SUCH THAT IT CANNOT BE SATISFACTORILY MITIGATED, THE

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

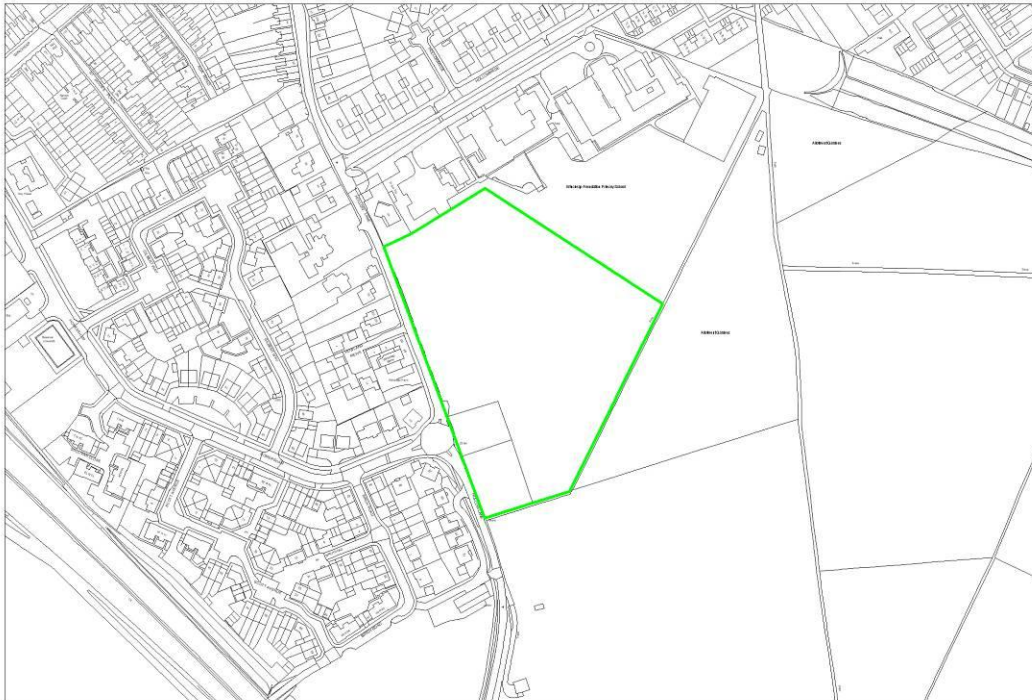
**SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS
STAGE.**

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

SITE DETAILS	
Site Reference Number	SHLAA/074
Site Name	
Location/Address	<i>Land East of Hollow Lane Canterbury, CT1 3SD</i>
Greenfield/PDL/Mixed	<i>Greenfields</i>
Proposed Use	Housing and flats
Site Area	2.3 ha

Plan

SHLAA/074



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



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

<p>Description of Site:</p>	<p>Flat agricultural field, most probably used for grazing. The site is bordered by established hedgerows and trees. Two small areas are also fenced off.</p> <p>Views of Bell Harry tower and parts of the cathedral.</p> <p>Adjacent to and accessed by Hollow Lane which is a very narrow busy major route into Wincheap</p>
<p>Current Use:</p>	<p>Farmland – open countryside in agricultural use probably grazing. A couple of small paddock are fenced off within the area Urban rural edge.</p>
<p>Surrounding Uses:</p>	<p>North – a primary school then the residential area of Wincheap East - allotments South -farmland West – a modern housing development</p>
<p>Character of Surrounding Area:</p>	<p>Urban rural edge. To south and east is open countryside and farmland. To the north and west are the residential suburbs and associated uses of Canterbury City.</p>
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>Outside urban area</p> <p>Previous omission site in current local plan – The inspector considered that although the site would round out the urban area, was sustainable and an attractive site for development it should be omitted from consideration for housing within that plan period due to the character of the site as open countryside valuable for its own sake.</p> <p>Application have been granted opposite the site for housing development. 06/0855, 02/1408, 04/1381.</p>
<p>Potential site Capacity: as proposed</p>	<p>60-100</p>
<p>Calculated by CCC at x units / ha</p>	<p>.....</p>

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

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

IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>no</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Yes</p> <p>High sustainability – close to bus route A28. Cycle route into City centre.</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>Close to Wincheap primary school and local amenities. The site is not within 800m of a GP.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Within 30 minutes public transport time of a hospital Within 20 minutes public transport time of a health centre, town centre, secondary school Within 10 minutes public transport time of employment area.</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Difficult – narrow lane Medium – Hollow Lane would require widening locally</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Medium. Possible cycling/walking links. Limited capacity at roundabout at junction of Hollow</p>

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

	Lane/Hollowmede. Capacity of signals Hollowmede/A28 would need to be checked
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>All services would need to be supplied to the site. At present there are issues with sewage capacity and water supplies in Canterbury.</p> <p>none</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	Land in Radon affected area, Effects on Wincheap Traffic would need assessing
<ul style="list-style-type: none"> • Adverse Ground Conditions 	Previous use as farmland
<ul style="list-style-type: none"> • Hazardous Risk 	None
<ul style="list-style-type: none"> • Topography 	flat
<ul style="list-style-type: none"> • Flood Zone 	no
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	Archaeological evaluation required
If yes, how and when can the constraint be overcome?	

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

IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Would extend town and built up area into countryside. The site is within the Area of High Landscape Value. Substantial hedgerows some containing large established trees</p> <p>No listed buildings / Conservation Area</p> <p>Site not particularly sensitive regarding biodiversity. Except extensive areas of hedgerows</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Ability to safely access and leave the site.</p> <p>Increased traffic congestion for current and new residents.</p> <p>Loss of views, openness and daylight for residents opposite.</p>

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

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

SITE DETAILS	
Site Reference Number	<i>SHLAA/075</i>
Site Name	<i>Nackington Road site</i>
Location/Address	<i>Land South of New Dover Rd</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	Housing / Affordable Housing only / Housing as part of mixed use development – list other uses
Site Area	<i>96ha (original scheme)</i>

SHLAA/075



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Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA\176



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

Description of Site:	Generally flat, but with some more undulating areas at the eastern corner. Characterised by a mix of arable/pasture. Hedges and tree-lines break up the site, and there are power pylon lines running NNE-SSW across the eastern part of the site. Disused former Elham Valley Railway line towards the eastern edge of the site running SE-NW
Current Use:	Primarily agriculture (appears to be a mix of arable and pasture areas. Remaining shelter belts, possibly from previous orchard use.
Surrounding Uses:	Open countryside to the south and east; mix of urban uses to north and west – residential school; hospital; Park & Ride; etc.
Character of Surrounding Area:	Pleasant suburban-rural urban boundary – provides part of the setting to the City of Canterbury.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	CA//99/01105: Outline application for relocation of Canterbury College to provide 30,000 square metres of educational and outdoor sports facilities incorporating new access from New Dover Road and secondary access from Nackington Road for pedestrians, cycles and buses only. This application was refused by the Council (Apr 2000), but allowed by the Inquiry Inspector (Sept 2001). Legal Challenge relating to Environmental Assessment successful – decision quashed. College withdrew from proposals. Allocation of land for a college campus supported by previous Local Plan Inquiry Inspector (report 2005)
Potential site Capacity: as proposed	Approximately 2000 units (at 30dph)
Calculated by CCC at 35 units / ha	2300 dwellings

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No.
<u>Category 2: Local</u> Special Landscape Area	Area of High Landscape Value
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	Part of the site is allocated for a college campus under saved Local Plan Policy C19.
C - Is the site in or adjacent to a settlement?	Yes.
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	No.
CONCLUSION:	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	Initial Assessment conclusion: Carry forward for further assessment as site is adjacent to Urban area and falls within one of the option under consideration.

IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No.</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Only eastern edge of site is within 800m of a bus stop providing 2 or more services an hour.</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store, a primary school and a GP surgery. 	<p>There is a convenience store within 800m of part of the site. School and GP surgery are both further.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Within 30 minutes public transport time of all the criteria.</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>New junction onto A2 would be subject to approval from Highway Agency, but could replace Bridge interchange which is substandard.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Nackington Road and Old Dover Road and traffic signal junction have restricted capacity. However the scheme has the possibility to deliver a new junction onto A2 and other highway improvements. Significant public transport and cycling improvements will be required</p>

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>Services supplied to existing urban area. Additional on-site infrastructure will be required.</p> <p>Consultations with infrastructure providers required.</p> <p>Yes – line of power pylons crosses the site NNE-SSW.</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Part of the land is in a radon affected area. Noise and Air Quality assessment study would be required due to A2. The former Elham valley railway track runs through the site so contamination issues will need to be addressed.</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>None known</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>None known</p>
<ul style="list-style-type: none"> • Topography 	<p>No major issues.</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>No.</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>AHLV (previous Inspector has suggested that this is a less sensitive area of the AHLV).</p> <p>Archaeological evaluation would be required.</p> <p>Agricultural Land Classification: Grade 1, with some Grade 2 to the east,</p>
<p>If yes, how and when can the constraint be overcome?</p>	<p>Important that any design for the site incorporates the setting of the City.</p>

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

IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Key issue is setting of City, and whether scheme can be designed to accommodate that.</p> <p>No specific townscape issues, but respect character of existing areas. AHLV issues to be addressed. Considerable number of trees/hedges on site. TPO designation in place on western boundary of site. Gate Inn/Winters Farmhouse Grade 2 listed. No SNCIs (LWS) in immediate vicinity however, there is potential for protected species to be present. Scoping surveys would be necessary.</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	

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

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

SITE DETAILS	
Site Reference Number	<i>SHLAA/079</i>
Site Name	<i>Land at Folly Farm</i>
Location/Address	<i>Folly Farm & Land Adjacent, Headcorn Drive, Canterbury</i>
Greenfield/PDL/Mixed	<i>Mixed – Previously developed land and greenfield</i>
Proposed Use	<i>Housing / Open space</i>
Site Area	<i>0.94 ha</i>

Plan

SHLAA/079



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Strategic Housing Land Availability Assessment Site Assessment Form

Aerial Photograph



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Site – including boundary, railway line and development in Broad oak Road beyond

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

Description of Site:	The site consists of a large field with hedgerow coverage around some of the boundaries. There are existing agricultural buildings located towards the northern end of the site that form the farmyard
Current Use:	Agricultural land/Farm
Surrounding Uses:	There are a mix of uses surrounding the site with residential development to the northwest and west, commercial development to the south, along Broad Oak Road and open countryside to the east.
Character of Surrounding Area:	The surrounding area has a varied character with some dense residential development but also a substantial area of open/undeveloped countryside with trees and hedgerows. The residential development close by includes landscaped garden areas and parcels of public land surrounding the dwellings that incorporate trees and other landscaping.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	<p>Part of the site, the farmyard, is allocated through the existing Local Plan for housing development.</p> <p>A portion of the site, adjacent to the railway is identified as protected open space - Local Plan Policy – C24</p> <p>The site has a lengthy planning history with permission for an extension to the sand quarry and infilling of the landfill waste site at Shelford Landfill Site in 1986 (CA/86/021). An application for the use of the land as a rail depot was submitted in 1991 but was withdrawn prior to determination (CA/91/744). A further permission was granted by Kent County Council in 1997 (CA/96/794) for an extension to the existing landfill site.</p> <p>More recently in 2009 two applications have been submitted that relate specifically to the yard and buildings at Folly Farm. An application was submitted for the erection of 8 dwellings on the site but this was withdrawn prior to determination (CA/09/014). Planning application CA/09/1445 was refused. Planning application CA/11/00397 for demolition of existing farm buildings and erection of</p>

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

	<p>4 dwellings was refused and dismissed at appeal. The Inspector, however, considered the proposal would not undermine the objectives of the local plan and Heritage SPD.</p> <p>In 2010 a planning application and listed building application were granted for alterations to an outbuilding to create a dwelling to be annexed to the farmhouse</p>
<p>Potential site Capacity: as proposed</p>	<p>No proposed capacity given.</p>
<p>Calculated by CCC at x units / ha</p>	<p>30 units at 30 / ha</p>

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u> Special Landscape Area	The area is designated as being within an Area of High Landscape Value and part of the site as being existing protected open space
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	The site is not allocated for employment use that is protected by current development plans.
C - Is the site in or adjacent to a settlement?	The site is adjacent to the settlement of Canterbury
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	Canterbury City is not a settlement that has not been identified as being suitable for future housing development.
CONCLUSION:	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	Carry forward for further assessment as part of the site is within the urban area and falls within one of the options under consideration. Existing local plan allocation which will be reassessed as part of the SHLAA methodology.

IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>Part of the site is identified in the existing Local Plan as being allocated for housing.</p> <p>At this time no permission exists for housing on the site.</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Yes, 400m. Bus stops along Broad Oak Road, accessed via pedestrian crossing over railway.</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store, a primary school and a GP surgery. 	<p>The site is with 800 of a convenience store only.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Not within 30 minutes of Kent Canterbury hospital Within 20 minutes of health centre, secondary school, employment area and town centre</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>High. Accessibility</p> <p>Medium sustainability. Bus route – Hales Place and some local amenities Good cycling and walking opportunities</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Medium. Capacity of Headcorn Drive and Farleigh Road is acceptable but there are possible problems at the junction of Farleigh Road and Broad Oak Road.</p>

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>Yes – adjacent to existing development</p> <p>Yes – adjacent to existing development. Assessment/confirmation from Southern Water will be necessary to demonstrate the existing system has adequate capacity.</p> <p>Yes – adjacent to existing development</p> <p>None on site but pylons are located immediately to the east of the site</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Contamination issues from previous use</p> <p>Railway noise assessment required</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	
<ul style="list-style-type: none"> • Hazardous Risk 	<p>Railway noise assessment required</p>
<ul style="list-style-type: none"> • Topography 	<p>Mainly flat but some sloping land down from Bicknor Drive to the north</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>No</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>The farm and stable were recently listed. The development proposals will have to be assessed in respect of how they affect the setting of the listed building.</p> <p>Site not particularly sensitive regarding biodiversity</p> <p>Archaeological evaluation required</p> <p>Agricultural Land Classification: Grade 3.</p>
<p>If yes, how and when can the constraint be overcome?</p>	<p>Through the design of the scheme and location of new buildings</p> <p>Through an archaeological evaluation and any necessary mitigation measures</p>

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

IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.

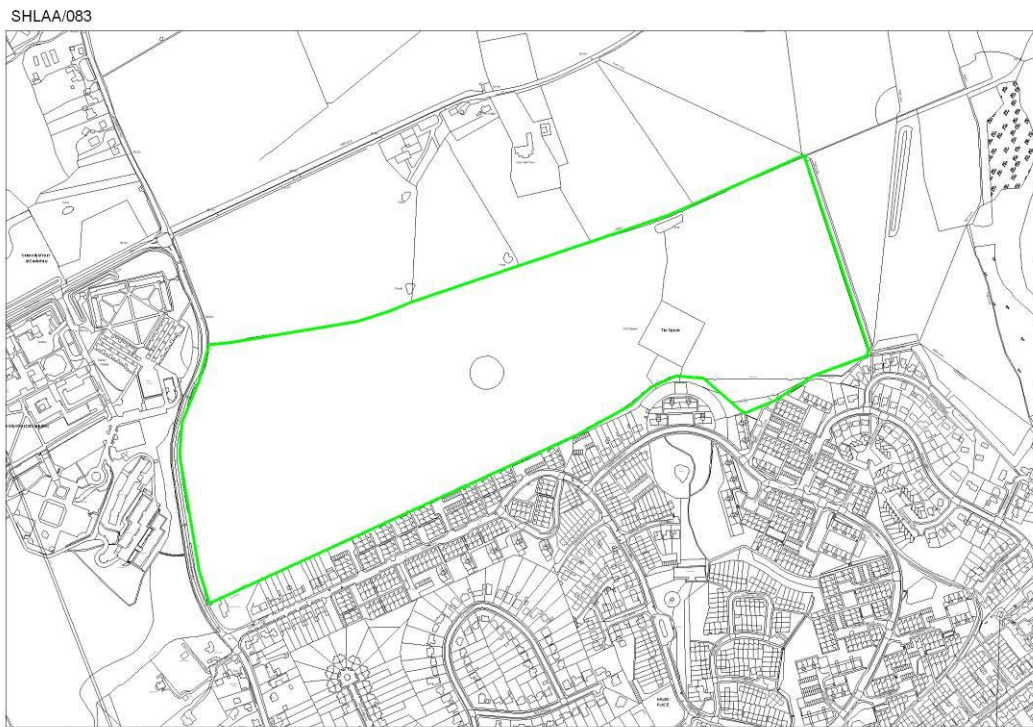
<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape – Yes. Whilst located outside a settlement there is existing development surrounding the site – residential and commercial.</p> <p>Landscape – Yes – the loss of the undeveloped farmland and existing protected open space would impact on the landscape.</p> <p>Trees – Yes - There are numerous trees and hedgerow around the site. A landscaping condition would be appropriate to assess the impact of development on them and to protect them where appropriate. A condition relating to site landscaping could help reduce the impact of the development and provide screening.</p> <p>Conservation Area – site not located within a conservation area</p> <p>Historic Parks and Gardens – No</p> <p>Listed Buildings – Yes – the setting of the listed buildings would need to be taken into account when developing a scheme</p> <p>SAM's - No</p> <p>SNCI's/Protected Species - The site is not particularly sensitive regarding biodiversity.</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Railway noise – will need to be assessed and appropriate mitigation measures such as appropriate levels of glazing and the siting and orientation of dwellings must be considered</p>

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

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

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

SITE DETAILS	
Site Reference Number	<i>SHLAA/083</i>
Site Name	<i>South of Little Hall Farm/North of Downs Road</i>
Location/Address	<i>Land South of Little Hall Farm, St Stephens Hill</i>
Greenfield/PDL/Mixed	Greenfield
Proposed Use	Housing
Site Area	<i>24.23 ha</i>



Site boundaries clearly defined and accord with the above plans

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

Aerial Photograph



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View showing access from St Stephens Hill looking south

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

Description of Site:	The site consists of a large field with hedgerow and tree coverage around the boundaries. There are no buildings visible on the site and the ground appears to be in generally good condition.
Current Use:	Agricultural grazing land
Surrounding Uses:	There is a mix of uses surrounding the site with residential development located to the south and the University of Kent located to the west. The village of Tyler Hill is located some distance to the north. A PROW is accessed from the southern most corner of the site
Character of Surrounding Area:	The site itself is open and there is further undeveloped farmland to the north and east. Residential development is located to the south and university buildings and halls of residents are located to the west of the site.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	The site is not allocated for housing. The site was part of the LPI with a proposal for a Green Gap. The Inspector concluded that this did not represent a pinch point between settlements where one or two further developments could obliterate the distinction between two settlements.
Potential site Capacity: as proposed	No proposal set out. Suggested use for residential over 15ha
Calculated by CCC at x units / ha	450 @ 30/ha

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

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

IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Yes. Within 400m. Bus stops are available at the top and bottom of St Stephens Hill to the north and south of the site.</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>There is no convenience store, primary school or GP surgery within 800m of most of the site. These services are, however available within 1km at the university and St Stephens.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Not within 30 minutes of Kent Canterbury hospital Within 20 minutes of health centre, secondary school, employment area Within 30 minutes of town centre</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Medium. Building onto the edge of large residential area. Cycling and public transport improvements possible</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Medium Some potential problems on St Stephens Hill at peak times. Note the traffic calming along St Stephens Hill. Sightlines onto St Stephens Hill Some local amenities in Hales Place</p>

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>This is a Greenfield site with little potential for an existing water supply, sewerage/drainage system or gas or electricity supply</p> <p>No electricity pylons run through the site</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Part of land within landfill buffer zone</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>No</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>Part of land within landfill buffer zone</p>
<ul style="list-style-type: none"> • Topography 	<p>The site slopes steeply to the south</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>No</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>There are archaeological remains - medieval tile industry of national importance. An archaeological evaluation would be necessary.</p> <p>The site is located within the Tyler Hill Conservation Area and is within an Area of High Landscape Value</p> <p>Site not particularly sensitive regarding biodiversity</p> <p>Agricultural Land Classification: Grade 3</p>
<p>If yes, how and when can the constraint be overcome?</p>	<p>An archaeological evaluation will be required</p> <p>Desktop studies may be required relating to potential contamination</p>

IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.

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

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape – Yes</p> <p>Landscape – Yes - There would be a significant impact upon the landscape dependent on the number of units to be erected on this site, particularly in view of the sloping nature of the site. The extent of built development would increase from the edge of the city out into the open countryside towards the university.</p> <p>Trees – Yes - There are numerous trees and hedgerow around the site boundary and a number within the site. A landscaping condition would be appropriate to assess the impact of development on them and to protect them where appropriate. A condition relating to site landscaping could help reduce the impact of the development and provide screening.</p> <p>Conservation Area - The impact upon the conservation area could be dealt with through the design process</p> <p>Historic Parks and Gardens – No</p> <p>Listed Buildings – No</p> <p>SAM's - No</p> <p>SNCI's/Protected Species - The site is not particularly sensitive regarding biodiversity.</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>No</p>

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

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

SITE DETAILS	
Site Reference Number	<i>SHLAA/086</i>
Site Name	<i>Nackington Farm, Canterbury.</i>
Location/Address	<i>Part of Nackington Farm, Nackington Road, Canterbury</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	Housing
Site Area	<i>12.21 ha</i>

Plan



Strategic Housing Land Availability Assessment Site Assessment Form

Aerial view



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

Description of Site:	The application site currently consists of open fields, bounded to the northeast by houses at The Foreland and the Simon Langton Girls School and St Anselms. There is a strong tree presence along this boundary. There is also tree screening along the front of the site adjacent to the road. To the south of the site are open fields leading towards Nackington Farm. Access to the site is via a shared driveway with the adjoining residential property. There are gates into the site from The northern and southern corners.
Current Use:	Agricultural
Surrounding Uses:	Residential/Education/Agricultural/Hospital
Character of Surrounding Area:	This is an area of semi-rural character located on the urban fringe with open countryside beyond. The south of the site is very open and contains sporadic residential development in the locality.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	None. Land directly adjoining to the south is allocated for Education in the CDLP. The site is not allocated for housing and was not part of the LPI.
Potential site Capacity: as proposed	500 units as proposed by the applicant.
Calculated by CCC at x units / ha	40 units per hectare

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u> Special Landscape Area	No The site is in the Area of High Landscape Value.
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	No however land directly adjoining has been allocated for education. See policy C19 of the CDLP 2006.
C - Is the site in or adjacent to a settlement?	The site is adjacent to the Canterbury urban area.
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	The site is adjacent to an identified settlement.
CONCLUSION:	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	Carry forward for further assessment as site is adjacent to urban area and falls within one of the options under consideration.

IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Yes, There are also bus stops located to the north on Nackington Road on both sides.</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>No, although the site is close to the hospital.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>The site is within 20mins of Kent and Canterbury hospital and 20mins of a health centre Within 30 minutes of the City Centre, 20 mins of an employment area and 10 mins of a secondary school</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Should be possible to form a junction with Nackington Road depending on detail design</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Nackington Road and Old Dover Road and traffic signal junction have restricted capacity. Significant public transport and cycling improvements will be required</p>

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>This is a Greenfield site. Water supply/sewerage/drainage/electricity and gas all likely required.</p> <p>There are no electricity pylons crossing the site.</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Part of the land is in a radon affected area. The Elham valley railway rack runs adjacent to the site so contamination issues will need to be considered.</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>No</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>No</p>
<ul style="list-style-type: none"> • Topography 	<p>Relatively level although the site is at a higher level than the road.</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>No</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>AHLV</p> <p>An archaeological evaluation will be required.</p> <p>Agricultural Land Classification: Grade 1</p>

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

<p>If yes, how and when can the constraint be overcome?</p>	
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IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape - No</p> <p>Landscape – The site is in the Area of High Landscape Value.</p> <p>Trees - There are trees bounding the site however there do not appear to be any on the site itself. Impact could be dealt with by condition.</p> <p>Conservation Areas – No</p> <p>Historic Parks and Gardens – No</p> <p>Listed Buildings – No</p> <p>SAM's – No</p> <p>SNCI/Protected Species - The site is not particularly sensitive regarding biodiversity.</p>
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**Strategic Housing Land Availability Assessment
Site Assessment Form**

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

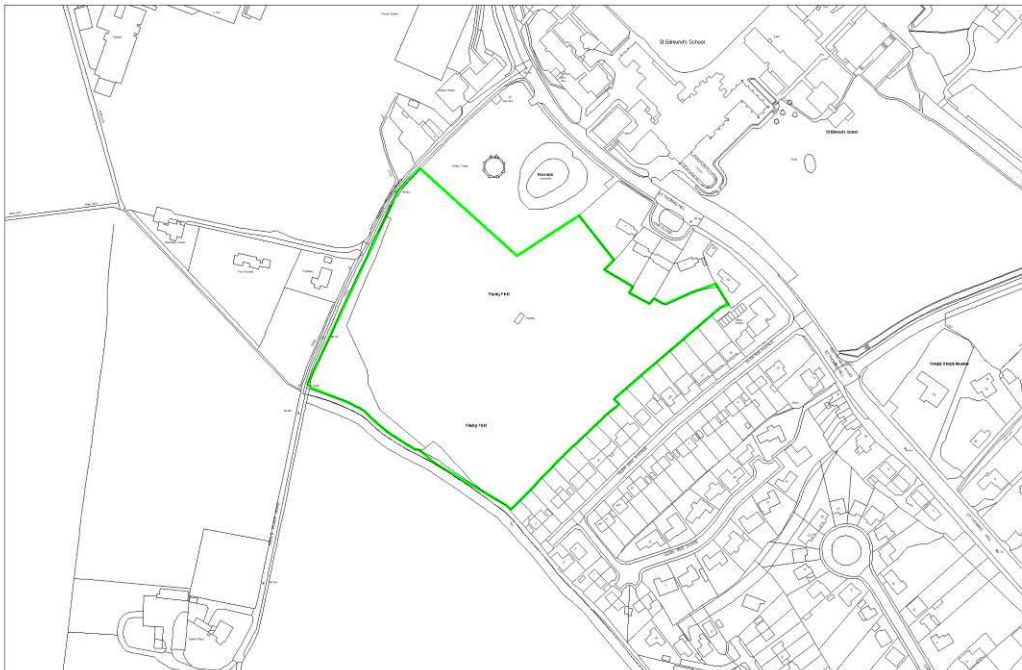
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>No</p>
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IF THE NATURE AND SCALE OF THE IMPACT ON AMENITY IS SUCH THAT IT CANNOT BE SATISFACTORILY MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

SITE DETAILS	
Site Reference Number	<i>SHLAA/087</i>
Site Name	<i>St Edmunds School, Canterbury.</i>
Location/Address	<i>St Edmunds School, St Thomas's Hill, Canterbury CT2 8HU</i>
Greenfield/PDL/Mixed	Greenfield – limited number of buildings on the site associated with use as sports field
Proposed Use	Housing
Site Area	<i>3.2 ha</i>

SHLAA/087



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Strategic Housing Land Availability Assessment Site Assessment Form

Aerial Photograph



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Site viewed from Neals Place Road looking east

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

Description of Site:	The site is open and is well maintained with turf laid on it. Trees and shrubs mark much of the southwestern and northwestern boundary. There is an area of overgrown land along the southeastern boundary with some mature trees. The northeastern boundary is largely open.
Current Use:	The site is currently used as playing fields with a number of buildings and equipment associated with the use located on site.
Surrounding Uses:	There are a mix of uses surrounding the site with residential properties located to the southeast and east. Playing fields are located to the west and north of the site. St Edmunds School is located to the north and Kent College is located to the northwest.
Character of Surrounding Area:	The character of the area is mixed. With a number of playing fields located adjacent to one another the character of the area is largely one of openness. Residential development along Neals Place Road is sporadic however residential development to the southeast is more dense in nature.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	The site is not allocated for housing. The site was part of the LPI with a proposal for a Green Gap. The Inspector concluded that this did not represent a pinch point between settlements where one or two further developments could obliterate the distinction between two settlements. A single application has been submitted for this site in 1987, CA/87/112. The application was for 52 houses and was refused planning permission.
Potential site Capacity: as proposed	Possible density of 20 – 30 dwellings per hectare. A total of 60 units, 50 houses and 10 flats.
Calculated by CCC at x units / ha	

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

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

IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Yes, 400m. There is a bus stop to the north of the site on St Thomas's Hill</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>The site is more than 800m from Blean School, but is within 800m of the GP surgery at UKC and Rough Common Post Office (via unlit pathways). St Edmunds School is located to the north and within 800m of the site</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Not within 30 minutes of Kent Canterbury hospital Within 20 minutes of health centre, secondary school, employment area and town centre</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Medium. Possible cycling/walking links</p> <p>Low. Neals Place Road is unsuitable for traffic and the site has no access to a highway</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Remote from everything except bus route and NCR1</p>

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>Yes – adjacent to existing development</p> <p>Yes – adjacent to existing development. Assessment/confirmation from Southern Water will be necessary to demonstrate the existing system has adequate capacity.</p> <p>Yes – adjacent to existing development</p> <p>None</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>None</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>None</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>None</p>
<ul style="list-style-type: none"> • Topography 	<p>Mainly level ground</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>No</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>An archaeological evaluation would be necessary and could be dealt with by planning condition</p> <p>Potential for protected species to be present, scoping surveys required.</p> <p>Neal's Place is one of the locations identified as being a key-viewing place of Canterbury. Any development will need to take account of views to the city and cathedral.</p> <p>Agricultural Land Classification: non-agricultural</p>

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

<p>If yes, how and when can the constraint be overcome?</p>	<p>An archaeological evaluation will be required</p> <p>Scoping surveys will be required to assess presence of protected species.</p> <p>Any development must be carefully considered and designed to ensure views of Canterbury are not spoilt</p>
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IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape – Yes. Any development must be carefully considered and designed to ensure views of Canterbury are not spoilt</p> <p>Landscape – Yes – the loss of the undeveloped playing field would impact on the landscape.</p> <p>Trees – Yes - There are numerous trees and hedgerow around the site boundaries and a number within the site. A landscaping condition would be appropriate to assess the impact of development on them and to protect them where appropriate. A condition relating to site landscaping could help reduce the impact of the development and provide screening.</p> <p>Conservation Area – site not located within a conservation area</p> <p>Historic Parks and Gardens – No</p> <p>Listed Buildings – No</p> <p>SAM's - No</p> <p>SNCI's/Protected Species – protected species could be affected by the development of this site.</p> <p>Part of the site is currently in use for</p>
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**Strategic Housing Land Availability Assessment
Site Assessment Form**

	sport. Sport England may raise concerns regarding the loss of the land.
IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.	
E. Would the amenity of residents be adversely affected by any external, environmental factors? If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?	No

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

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

SITE DETAILS	
Site Reference Number	<i>SHLAA/089</i>
Site Name	<i>Littlebourne Road, Canterbury.</i>
Location/Address	<i>land between the Bury & Amoriga, Littlebourne Rd</i>
Greenfield/PDL/Mixed	<i>Greenfield – adjoins PDL</i>
Proposed Use	<i>Housing</i>
Site Area	<i>1 ha</i>

Plan



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

Aerial view



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

Description of Site:	The application site consists of land located between two detached bungalows. There is an established tree presence along the frontage. The area behind this is overgrown with thick vegetation. Beyond this the land is well kept as part of Polo Farm and it adjoins the cricket pitch and croquet area. The rear gardens of the neighbouring properties adjoin the site. The boundaries are defined by fencing, tress and hedgerow. There is a long lay-by along the front of the site on Littlebourne Road.
Current Use:	Sports field
Surrounding Uses:	Residential/Recreation/Agricultural
Character of Surrounding Area:	The surrounding area has a semi-rural character with most residential properties set back from the road sporadically with a form of landscaping to the front boundary with parking areas behind, the boundary treatment is varied. The fields opposite are more agricultural.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	<p>CA/89/0362 – PP refused and dismissed at appeal for the erection of 12 flats.</p> <p>CA/94/1086 – PP granted for change of use to part sports ground, part garden.</p> <p>CA/03/1441 – Application withdrawn for change of use to part sports ground, part garden.</p> <p>The site is not allocated for housing and was not part of the LPI.</p>
Potential site Capacity: as proposed	The applicant has not stated a proposed site capacity.
Calculated by CCC at x units / ha	30 units per hectare

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u> Special Landscape Area	No
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	No
C - Is the site in or adjacent to a settlement?	The site is neither in nor adjacent to a settlement.
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	The site is outside of any settlement, identified or not and falls outside of the three main urban areas.
CONCLUSION: Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	Site is in the wider countryside and would therefore be contrary to national policy and would be unsustainable.

IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Yes</p> <p>There are, however, bus stops at either end of the site. The side of the road travelling the Littlebourne Road direction has a pavement.</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>Despite the bus route the site is remote from services</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Hospital: Yes, the site is within 30mins of a hospital Health centre: Yes, the site is within 20mins of a health centre Secondary school: Yes, the site is within 20mins of a secondary school Employment area: Yes, the site is within 20mins of an employment area Town centre: Yes, the site is within 20mins of a town centre</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Site is in 50mph speed limit, but should be possible to form a junction with sufficient sight lines.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Capacity OK at this location. Sustainability poor. Site is on bus route but remote from all other amenities. No footway on southern side of the road.</p>

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>No electricity pylons.</p> <p>Infrastructure provision would likely be available due to proximity of adjacent residential units.</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>No</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>No</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>No</p>
<ul style="list-style-type: none"> • Topography 	<p>Level across the site. It is slightly higher than the road level.</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>No</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Agricultural Land Classification: non-agricultural land</p>
<p>If yes, how and when can the constraint be overcome?</p>	

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

IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape – N0</p> <p>Landscape – Conditions requiring appropriate landscaping would help to minimise the impact.</p> <p>Trees - A significant amount of landscaping would need to be removed which makes an important contribution to the semi-rural character of the area. It is inevitable that some trees would be lost.</p> <p>Cons Area – No</p> <p>Historic Parks and Gardens – No</p> <p>Listed Buildings – No</p> <p>SAM's – No</p> <p>SNCI/Protected Species - There is the potential for protected species to be present, scoping surveys may be required.</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>No</p>

IF THE NATURE AND SCALE OF THE IMPACT ON AMENITY IS SUCH THAT IT CANNOT BE SATISFACTORILY MITIGATED, THE

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

**SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS
STAGE.**

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

SITE DETAILS	
Site Reference Number	<i>SHLAA/092</i>
Site Name	<i>Lee Evans Offices, St Johns Lane, Canterbury.</i>
Location/Address	<i>Lee Evans Offices St John's Lane, Canterbury.</i>
Greenfield/PDL/Mixed	<i>PDL</i>
Proposed Use	Housing – 1/2 bed flats
Site Area	<i>0.08 ha</i>

Plan

Comments

Previous allocation still valid – would be good for mixed use, could either be converted or replaced and building could go to 2.5 storey's



Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/092



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<p>Description of Site:</p>	<p>Corner plot at town centre edge with access from Marlow Ave and St John's Lane</p> <p>Attractive well designed modern U shaped brick building with two liner tar sealed car parking areas to rear and NW side. Building predominately single storey with some use of loft space.</p> <p>Row of well pruned Plan trees on Marlow Avenue side of boundary</p>
<p>Current Use:</p>	<p>Offices and associated parking – surveyors/planners/architects</p>
<p>Surrounding Uses:</p>	<p>Predominately city centre residential.</p> <p>South, west and northwest residential, north east and east is a mix of residential and small businesses further east is a church and beyond that the white friars shopping centre and to the south east is a large very busy public car park.</p>
<p>Character of Surrounding Area:</p>	<p>Residential edge of CBD – mix of residential (mainly flats and town houses), businesses and community uses</p>
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>Current allocated for housing 2006 local plan In Urban Area Conservation Area and AAI Listed buildings to E, S & N</p>
<p>Potential site Capacity: as proposed</p>	<p>24 flats</p>
<p>Calculated by CCC at 50-70 units / ha</p>	<p>4-7</p>

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

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

IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>Yes allocated in current plan and still suitable</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Yes both</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>Yes to all – the site is located in the town centre, close to services</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Yes to all – the site is located in the town centre, close to services</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Low as existing access is substandard and between mature trees.</p> <p>But sustainability High. Good cycling and walking opportunities</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Medium – existing car park at Lee Evans but will require more for the units.</p>

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply 	Consultation required
Sewerage/Drainage	Consultation required
Electricity supply	Consultation required
Gas Supply	Consultation required
Electricity Pylons	
<ul style="list-style-type: none"> • Contamination/Pollution 	Land in Radon affected area
<ul style="list-style-type: none"> • Adverse Ground Conditions 	None
<ul style="list-style-type: none"> • Hazardous Risk 	No
<ul style="list-style-type: none"> • Topography 	Flat
<ul style="list-style-type: none"> • Flood Zone 	No
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Site is within the conservation area, adjacent to a scheduled monument. Evaluation, as within AAI, Regional/national importance</p> <p>Agricultural Land Classification: Urban</p>
If yes, how and when can the constraint be overcome?	Provide limited car parking and plenty of cycle storage, improve access points.

IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.

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

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>No provided design good no Street trees Yes – careful design No Adjacent – careful design Yes – in AAI</p> <p>No biodiversity concerns.</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Just general town centre noise</p>

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

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

SITE DETAILS	
Site Reference Number	<i>SHLAA/100</i>
Site Name	<i>Hadlow College</i>
Location/Address	<i>Spring Lane, Canterbury</i>
Greenfield/PDL/Mixed	Mixed
Proposed Use	Student flats
Site Area	<i>1.1 ha</i>

Plan



Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/100



View from the entrance of the site showing one of the teaching rooms

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

Description of Site:	<p>The site is located between St Martins Hill and Spring Lane. It consists of a mix of permanent and semi - permanent buildings including a teaching block, glasshouses, polytunnels, a workshop and an animal care centre. The frontage of the site is landscaped with grass at the western part of the site and areas for planting. A dense hedgerow and tree planting forms the southern and eastern boundaries of the site.</p> <p>St Georges Field lies to the East of the site which is protected open space.</p>
Current Use:	Educational college
Surrounding Uses:	<p>Residential properties to the Northern boundary of the site. The surrounding area is a mix of residential, two further educational establishments and immediately to the East and South (across Spring lane) are areas of Protected Existing Open Space which provide a recreational and visual amenity for local residents.</p>
Character of Surrounding Area:	<p>Residential area with community facilities including schools, shops and areas of open space for recreational use.</p> <p>2 other educational establishments within the vicinity</p>
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	<p>Safeguarded for educational purposes – Local plan Policy – C18</p> <p>Surrounding area –Protection of Existing open Space – Local Plan Policy – C24</p> <p>LPI – proposal for retention for educational use – accepted. Any significant development on this site shall be subject of a development brief</p>
Potential site Capacity: as proposed	60 – 150 units
Calculated by CCC at x units / ha	

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u> Special Landscape Area	No
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	Currently in use as an educational college, safeguarded under Local Plan Policy C18. Issues with protection of public open space
C - Is the site in or adjacent to a settlement?	Yes
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	No
CONCLUSION:	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	Yes, urban area. Carry forward for further assessment as site is within the Urban area and falls within one of the option under consideration. Existing local plan allocation for education which will be reassessed as part of the SHLAA methodology.

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Yes, 200 metres</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store, a primary school and a GP surgery. 	<p>Yes</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Yes, 30 minutes to Kent & Canterbury hospital 20 minutes to town centre and health centre 10 minutes to secondary school and employment</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Existing access onto Spring Lane</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Capacity of Spring Lane ok, but A257 congested AM peak</p>
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply 	<p>Existing supply of all services in the area, however no existing sewer capacity available.</p>

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

Electricity Pylons	No
<ul style="list-style-type: none"> Contamination/Pollution 	Land in Radon affected area. Contamination issues from previous use
<ul style="list-style-type: none"> Adverse Ground Conditions 	No
<ul style="list-style-type: none"> Hazardous Risk 	No
<ul style="list-style-type: none"> Topography 	The site slopes to the North East from the level South part of the site. The site is surrounded by hedges, trees and vegetation
<ul style="list-style-type: none"> Flood Zone 	No
<ul style="list-style-type: none"> Other e.g. Archaeology, Conservation area, AHLV 	Archaeological evaluation required
If yes, how and when can the constraint be overcome?	

IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.

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

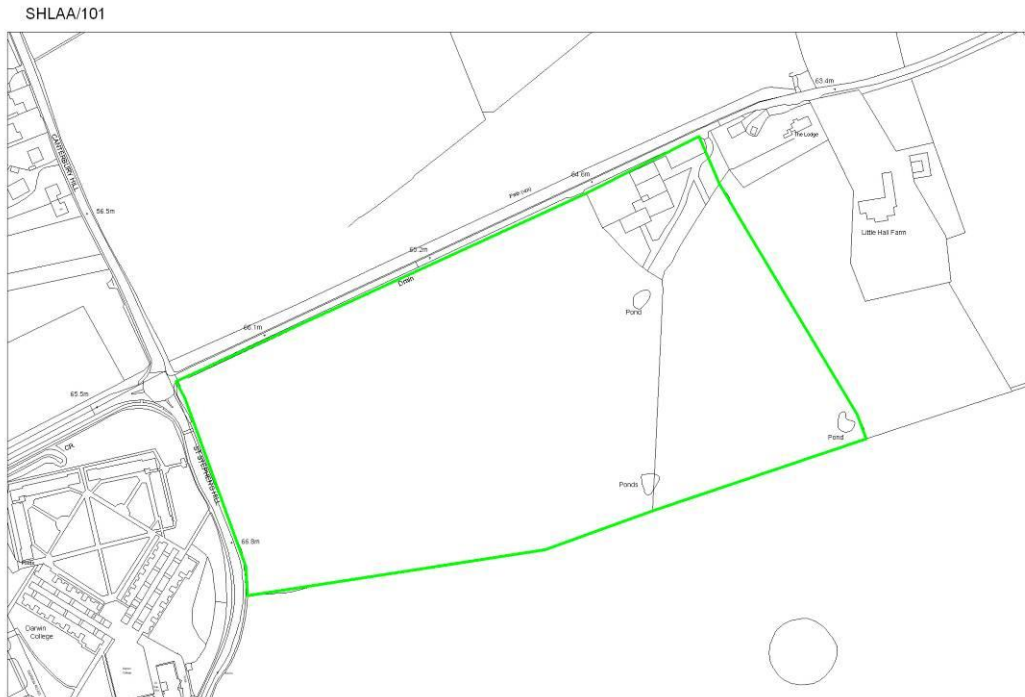
<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>No Yes Yes No Adjacent to Conservation Area No No No No</p> <p>Assessment required, potential for protected species to be present, scoping surveys may be required.</p> <p>Yes</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Yes , visual amenity, however this could be overcome through a landscaping scheme</p>

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

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

SITE DETAILS	
Site Reference Number	<i>SHLAA/101</i>
Site Name	<i>East of St Stephen's Hill and west of Little Hall Farm</i>
Location/Address	<i>Land East of St Stephen's Hill, Tyler Hill</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	Housing - student accommodation
Site Area	<i>7.9 ha</i>

Plan



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

Aerial Photograph



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Existing buildings on site

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



Site – looking south

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

Description of Site:	The site consists of a large field with hedgerow and tree coverage around the boundaries. There are a number of large disused agricultural buildings located in the northeastern most corner of the site.
Current Use:	Agricultural land
Surrounding Uses:	There is a mix of uses surrounding the site with residential development located to the south and the University of Kent located to the west. The village of Tyler Hill is located some distance to the north.
Character of Surrounding Area:	The site itself is open and there is further undeveloped farmland to the north, south and east. Scattered residential development is located to the east and university buildings and halls of residents are located to the west of the site.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	The site is not allocated for housing. The site was part of the LPI with a proposal for a Green Gap. The Inspector concluded that this did not represent a pinch point between settlements where one or two further developments could obliterate the distinction between two settlements. There is no planning history associated with this site.
Potential site Capacity: as proposed	100 flats
Calculated by CCC at x units / ha	

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	The site is designated as a Conservation Area.
<u>Category 2: Local</u> Special Landscape Area	Site adjacent to Little Hall and Kemberland Wood SNCI Area of High Landscape Value
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	No
C - Is the site in or adjacent to a settlement?	Yes
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	The site is located immediately adjacent to a settlement. Canterbury City is not a settlement that has not been identified as being suitable for future housing development.
CONCLUSION: Site not suitable for housing at this stage existing policy objections	Site is in the wider countryside and would therefore be contrary to national policy and would be unsustainable
Site may be suitable - continue to Stage 2	

IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Yes, within 600 and 800m. Bus stops are available at the top and bottom of St Stephens Hill to the north and south of the site.</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>There is no primary school or GP surgery within 800m of the site, although there are services close by at St Stephens. There is a convenience store within 800m at UKC.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Not within 30 minutes of Kent Canterbury Hospital Within 20 minutes of health centre, secondary school, employment and town centre</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Low. Level difference from the site to road and Alcroft Grange Road is private. Building onto the edge of large residential area. Cycling and public transport improvements possible.</p> <p>Low sustainability. Remote from facilities except UKC</p>

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

<ul style="list-style-type: none"> • Highway capacity 	<p>Low. St Stephens Hill is congested at peak times at the Giles Lane roundabout. Sightlines onto St Stephens Hill Note the traffic calming along St Stephens Hill.</p>
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>This is a Greenfield site with little potential for an existing water supply, sewerage/drainage system or gas or electricity supply</p> <p>No electricity pylons run through the site</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>No</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>No</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>Overhead lines run through the site</p>
<ul style="list-style-type: none"> • Topography 	<p>Flat ground</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>No</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>The site is located within the Tyler Hill Conservation Area and is within an Area of High Landscape Value</p> <p>Site not particularly sensitive regarding biodiversity</p> <p>There are archaeological remains - Medieval tile industry, national importance, and application to be made for scheduling.</p> <p>Agricultural Land Classification: Grade 3</p>
<p>If yes, how and when can the constraint be overcome?</p>	<p>An archaeological evaluation will be required</p>

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

IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape – Yes</p> <p>Landscape – Yes - There would be a significant impact upon the landscape dependent on the number of units to be erected on this site. The extent of built development would increase from the edge of the city out into the open countryside to the east of the university.</p> <p>Trees – Yes - There are numerous trees and hedgerow around the site boundary. A landscaping condition would be appropriate to assess the impact of development on them and to protect them where appropriate. A condition relating to site landscaping could help reduce the impact of the development and provide screening.</p> <p>Conservation Area - The impact upon the conservation area could be dealt with through the design process</p> <p>Historic Parks and Gardens – No</p> <p>Listed Buildings – No</p> <p>SAM's - No</p> <p>SNCI's/Protected Species – Site adjacent to Little Hall and Kemberland Wood SNCI, however the site is not particularly sensitive regarding biodiversity.</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	

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

<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>No</p>
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IF THE NATURE AND SCALE OF THE IMPACT ON AMENITY IS SUCH THAT IT CANNOT BE SATISFACTORILY MITIGATED, THE SITE SHOULD BE EXCLUDED

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

SITE DETAILS	
Site Reference Number	<i>SHLAA/105</i>
Site Name	
Location/Address	<i>6/7 Rhodaus Town, CT1 2RJ</i>
Greenfield/PDL/Mixed	<i>Brownfields and some previously undeveloped</i>
Proposed Use	Housing as part of mixed use development – retail, commercial, assembly and leisure.
Site Area	<i>1.985 ha</i>

Plan



Strategic Housing Land Availability Assessment Site Assessment Form



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Site Assessment Form**



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Site Assessment Form**

<p>Description of Site:</p>	<p>The site fronts Rhodaus Town with a car sales yard, large show room and petrol station. All modern prefab type buildings in good repair. Behind these are garages and sheds for the mechanics and storage. An attractive old school building (now car sales sits upon a large mound possibly an ancient burial mound) in the southwestern corner of the site.</p> <p>The only access to the site is from the western bound ring road across a bus/cycle lane. The rear of the side acts as an informal car parking area for the business. It has a vehicle access point from Rhodaus Town. The rear of the site is higher than the road, surfaced in gravel and fenced. The site does link through to Lansdown Road at two points but there is no formal access here.</p>
<p>Current Use:</p>	<p>Car sales, petrol forecourt and ancillary office, workshop and business associated car parking</p>
<p>Surrounding Uses:</p>	<p>This is an edge of city centre site. The ring road runs along the north western boundary with the city walls and historic Dane John Gardens beyond. To the northeast is the new CCCU building and police station and the medical centre (southeast). To the south is the start of Canterbury's suburbs/residential area. To the west is newer housing estate and some commercial uses beyond which are the railway lines and station</p>
<p>Character of Surrounding Area:</p>	<p>City centre edge, predominately business, light industrial, education and service uses. Southwest and south of the site the residential areas start.</p>
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>Regeneration Area (Canterbury East), which identifies appropriate uses as offices, retail, leisure, hotels, cultural facilities, education and housing. A Development brief is required.</p> <p>The site was initially put forward as an allocation for mixed use development in local plan. The Inspectors report from the LPI stated that – although rear land was underused there was no real assurance that the operators wish to relocate he recommended deletion of the site from the schedules of housing allocations.</p> <p>There have been no significant planning applications for the site.</p>
<p>Potential site Capacity: as proposed</p>	<p>None proposed</p>
<p>Calculated by CCC at 50-70 units / ha</p>	<p>100-139 (based on full use of site front needs to be no-residential use).</p>

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	Adjacent to Ancient Monument
<u>Category 2: Local</u> Special Landscape Area	In an area of Archaeological importance Conservation Area Opposite an historic garden
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	In use for car sales and mechanics and front remains in that use
C - Is the site in or adjacent to a settlement?	Within Canterbury City just outside of the city centre
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	No
CONCLUSION:	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	Carry forward for further assessment as the site is within the urban area and falls within one of the options under consideration.

IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No Sustainable location</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Yes bus station and train</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>Yes city centre, health clinic and school</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Yes</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	<p>yes</p>
<ul style="list-style-type: none"> • Access 	<p>Emergency access across site needed to back land to the southwest.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Low - the area is already at capacity at peak times Good cycling and walking opportunities.</p>

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>Available but city mains may run through site restricting use and layout</p> <p>Also lack of water and sewerage capacity in Canterbury at the moment</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Noise and Air Quality assessment study would be required. Contamination issues from previous use</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>Land in Radon affected area.</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>From current use of site.</p>
<ul style="list-style-type: none"> • Topography 	<p>Mainly Flat although higher than road</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>No</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Full Archaeological evaluation, within AAI, regional/national importance</p> <p>Conservation Area – design guidance needed</p> <p>Agricultural Land Classification: Urban</p>
<p>If yes, how and when can the constraint be overcome?</p>	

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

IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.

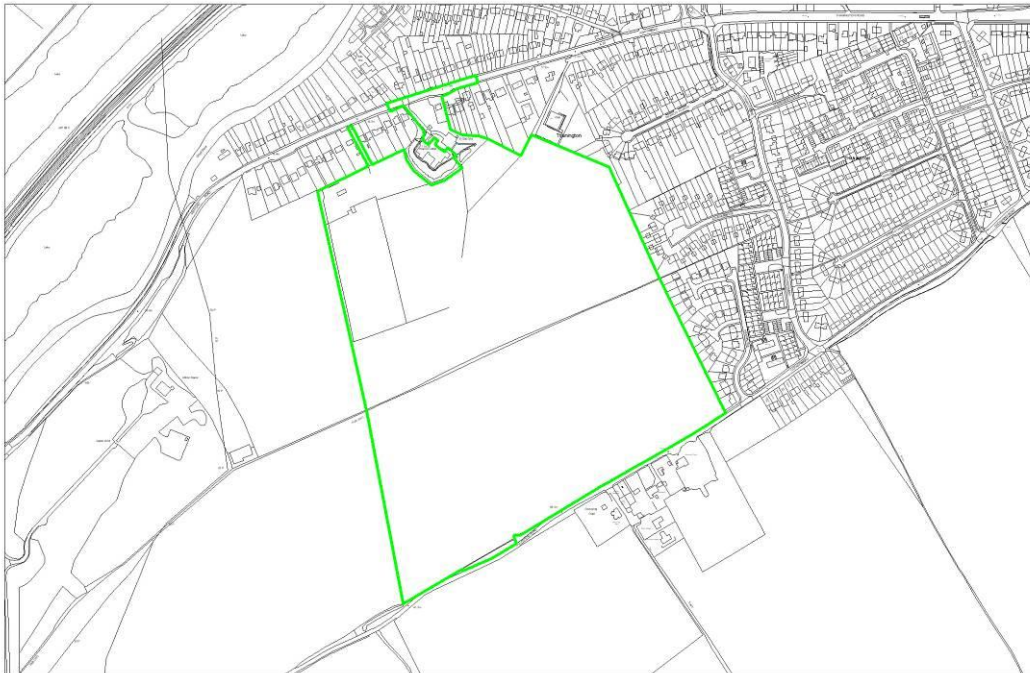
<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>On entrance to city</p> <p>Site located in Cons Area DCA2386 Dane John opp Opposite Opposite</p> <p>Site not particularly sensitive regarding biodiversity..</p> <p>Careful design and use Development brief required</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Potential residents would have impacts of noise and pollution from ring road – a mixed use development or education use would be more appropriate for the site.</p>

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

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

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

SHLAA/106



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Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/106



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

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

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

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

IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Yes</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store, a primary school and a GP surgery. 	<p>No</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>20 mins to employment, 30 mins to secondary school, 30 mins to town centre and healthcare centre.</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Query whether it is possible to form a junction with sufficient sightlines onto A28 as access point seems very tight.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Capacity of A28 is limited and leads to Wincheap where capacity is severely restricted. Significant public transport and cycling improvements will be required</p>
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply 	<p>None on site services/utilities would need to be extended</p>

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

Electricity Pylons	No
<ul style="list-style-type: none"> Contamination/Pollution 	Part of the land is in a radon affected area. Effects on Wincheap Traffic and Air Quality would need assessing.
<ul style="list-style-type: none"> Adverse Ground Conditions 	None known
<ul style="list-style-type: none"> Hazardous Risk 	None known
<ul style="list-style-type: none"> Topography 	Rolling hills with boundary planting. Dip slope of the North Downs
<ul style="list-style-type: none"> Flood Zone 	No
<ul style="list-style-type: none"> Other e.g. Archaeology, Conservation area, AHLV 	<p>AHLV</p> <p>Archaeological evaluation would be required.</p> <p>Agricultural Land Classification: Grade 3</p>
If yes, how and when can the constraint be overcome?	

IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.

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

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Extension of urban edge Loss of open landscape character in a high landscape value area Significant boundary plantings No no no no Most of site not particularly sensitive regarding biodiversity although area of scrub vegetation will require scoping surveys</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>No</p>

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

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

SITE DETAILS	
Site Reference Number	<i>SHLAA/107</i>
Site Name	<i>Tennyson Avenue, Canterbury.</i>
Location/Address	<i>Parkside County Primary School, Tennyson Ave</i>
Greenfield/PDL/Mixed	Mixed
Proposed Use	Affordable Housing only
Site Area	<i>4 ha</i>

Plan

SHLAA/107



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Strategic Housing Land Availability Assessment Site Assessment Form



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Aerial view



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

Description of Site:	The application site consists of a part single-storey/part two-storey primary school to the west with the playing fields to the east. The site consists of a mixture of school buildings and open space all in relatively good condition. There is thick, tall tree coverage to the rear of the site. Access is available at two points at either end of the site.
Current Use:	Education and Recreation
Surrounding Uses:	The surrounding uses are residential to the north and the east. There are fields beyond the trees to the south although these are not visible from the site itself.
Character of Surrounding Area:	The surrounding area is residential consisting of predominantly two-storey terraced dwellings and flats. The surrounding area is on the fringe of the Canterbury urban area and is high density with most parking provided via a mixture of on street and shared parking off-street.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	<p>Various planning permissions have been granted between 1974-2004, which relate to the primary school itself.</p> <p>The site is not allocated for housing and has no planning permissions.</p> <p>The site was not previously part of the LPI although the applicant states that it was originally proposed as part of the process in 2002/03.</p>
Potential site Capacity: as proposed	200 units as proposed by the applicant.
Calculated by CCC at x units / ha	50 units per hectare

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	SSSI adjoins the site to the southern boundary.
<u>Category 2: Local</u> Special Landscape Area	No
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	The site is no the subject of any allocations. Policy C24 does however cover the playing fields and relates to the Protection of Existing Open Space.
C - Is the site in or adjacent to a settlement?	The site is within the Canterbury urban area.
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	The site is within an identified settlement, one of the three main urban areas of the District, Canterbury.
CONCLUSION:	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	Carry forward for further assessment as site is within the urban area and falls within one of the options under consideration.

IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Close to bus and cycle routes.</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>Some local amenities – not within 800m of GP or school</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Yes</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Low – Site is accessed from very minor roads on Tennyson Avenue.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Medium – Capacity problems on Sturry Road? Crash problems on Sturry Road/Reed Avenue.</p> <p>Transport Accessibility Capacity – Medium – Possible cycling/walking links.</p>

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>The primary school part of the site is likely to have the required infrastructure. It should be possible to connect into existing services for development of the playing field.</p> <p>No electricity pylons</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>In landfill buffer zone, contamination issues.</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>No</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>No</p>
<ul style="list-style-type: none"> • Topography 	<p>The land rises gently from the north to the south of the site,</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>No</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Protected Existing Open Space and AHLV to south and east.</p> <p>Site of local/regional archaeological importance. Archaeological evaluation required.</p> <p>An archaeological evaluation will be required. Roman kilns mean that the site is of local/regional importance.</p> <p>Agricultural Land Classification: Urban /non-agricultural.</p>

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

<p>If yes, how and when can the constraint be overcome?</p>	<p>Potential relocation of open space.</p>
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IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape – No</p> <p>Landscape – No</p> <p>Trees - The thick tree coverage to the rear of the site would require a landscaping scheme set out at the time of any planning application.</p> <p>Cons Areas – No</p> <p>Historic Parks and Gardens – No</p> <p>Listed Buildings – No</p> <p>SAM's - No</p> <p>SNCI/Protected Species - There is the potential for protected species to be present, scoping surveys may be required. The site is adjacent to the Chequers Wood and Old Park SSSI.</p>
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**Strategic Housing Land Availability Assessment
Site Assessment Form**

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

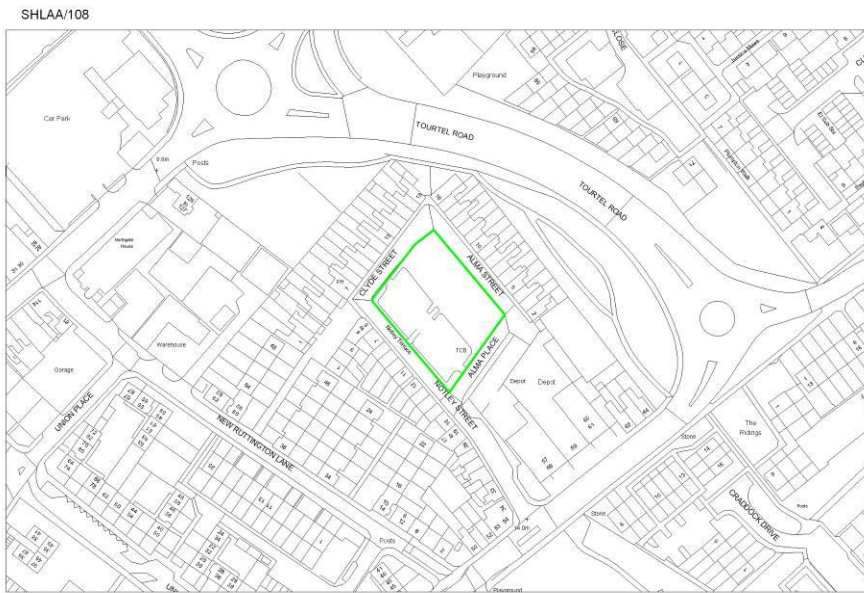
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	No
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IF THE NATURE AND SCALE OF THE IMPACT ON AMENITY IS SUCH THAT IT CANNOT BE SATISFACTORILY MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

SITE DETAILS	
Site Reference Number	<i>SHLAA/108</i>
Site Name	<i>Notley Street, Canterbury</i>
Location/Address	<i>Notley Street, Canterbury</i>
Greenfield/PDL/Mixed	Greenfield/PDL
Proposed Use	Affordable Housing
Site Area	<i>0.2 ha</i>

Plan



Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA\108



View of residents car park with dwellings to the rear

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

<p>Description of Site:</p>	<p>Residents car park and landscaped open amenity space for use by local community within the urban area</p>
<p>Current Use:</p>	<p>Car park and open space amenity grassed, landscaped area for local residents use</p>
<p>Surrounding Uses:</p>	<p>Residential, public house. Commercial use to southern side of the site.</p>
<p>Character of Surrounding Area:</p>	<p>Small local community with residential area with residents car parking and large grassed, landscaped area for community use. Public house within immediate vicinity.</p>
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>No planning history</p>
<p>Potential site Capacity: as proposed</p>	<p>10 units</p>
<p>Calculated by CCC at x units / ha</p>	<hr/>

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

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

IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Yes, 200 metres</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>Yes</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Yes Secondary school – 20 minutes Town centre – 20 minutes KCH hospital – 20 minutes Health centre- 10 minutes Employment – 10 minutes</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Existing access is fine</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>A28 Military Road congested but minor addition to traffic flow</p>
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply 	<p>Existing supply in the area, however lack of water and sewage in Canterbury at present</p>

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

Gas Supply	No
Electricity Pylons	No
<ul style="list-style-type: none"> Contamination/Pollution 	Contamination issues from previous use
<ul style="list-style-type: none"> Adverse Ground Conditions 	No
<ul style="list-style-type: none"> Hazardous Risk 	No
<ul style="list-style-type: none"> Topography 	Level site
<ul style="list-style-type: none"> Flood Zone 	No
<ul style="list-style-type: none"> Other e.g. Archaeology, Conservation area, AHLV 	<p>Canterbury (Alma, Clyde & Notley Street) Conservation area. Archaeological evaluation required, site formerly occupied by terrace housing.</p> <p>Agricultural Land Classification: urban/non- agricultural</p>
If yes, how and when can the constraint be overcome?	

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

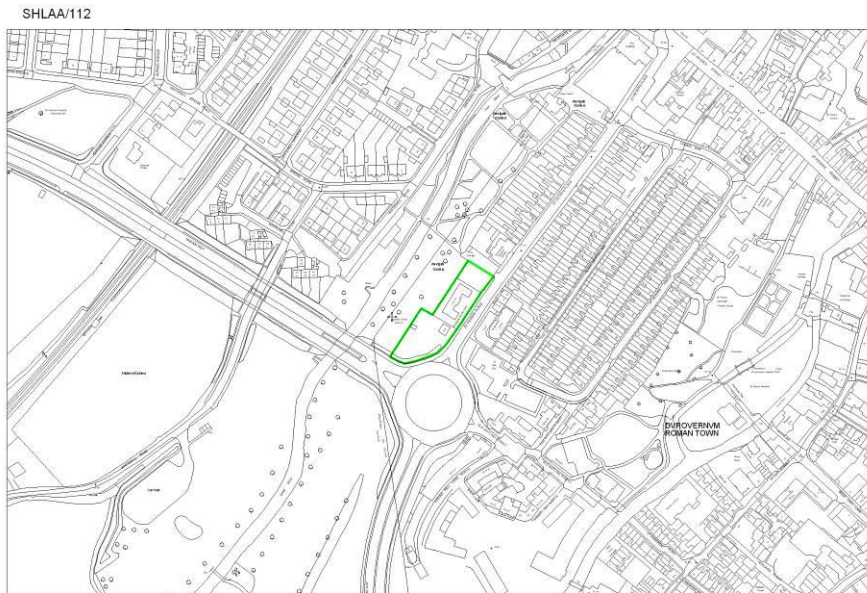
IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>No Yes Yes Yes in conservation area Possibly No No No</p> <p>Site not particularly sensitive regarding biodiversity</p> <p>Design would have to enhance the Conservation area and ensure the landscape and trees are incorporated into any future proposals</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Yes, loss of car parking and open space for community use and visual amenity.</p>

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

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

SITE DETAILS	
Site Reference Number	<i>SHLA112</i>
Site Name	
Location/Address	<i>Westgate Gardens, St Peter's Place, Canterbury</i>
Greenfield/PDL/Mixed	Mixed
Proposed Use	Affordable Housing only
Site Area	<i>0.2 ha</i>



Strategic Housing Land Availability Assessment Site Assessment Form

Aerial view

SHLAA\112



View of front of the site



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

<p>Description of Site:</p>	<p>The site consists of a single dwelling on an individual plot with an apartment block adjacent. The single dwelling is need of repair and the other buildings are in a good condition.</p> <p>To the South of the site is an area of dense shrub land which provides a visual amenity and a screen and buffer to the existing Rhiems Way which is one of the main entrances into the City.</p> <p>The South side of the site forms part of a Scheduled Ancient Monument – The City wall and bastion in Westgate gardens.</p> <p>Rear of site - Area of Protected Existing Open Space - Policy C24</p>
<p>Current Use:</p>	<p>Residential and dense shrub land area to the South.</p>
<p>Surrounding Uses:</p>	<p>A community centre is adjacent to the site. To the rear of the site is the Westgate Gardens, one of the main parks in Canterbury.</p> <p>The remainder of the area is predominately residential along St Peters Place which leads to the town centre.</p>
<p>Character of Surrounding Area:</p>	<p>A mix of residential properties, including a mix of new development and terraced properties within the Conservation area.</p> <p>A large park and gardens is located to the rear boundary of the site, which provides a valuable open space and visual amenity for local residents and visitors. This area is protected open space.</p>
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>The South Eastern part of the site is allocated for housing, potential for 5 units, in the Local Plan 2006 - Policy H1.</p>
<p>Potential site Capacity: as proposed</p>	<p>12 dwellings</p>
<p>Calculated by CCC at x units / ha</p>	<p></p>

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u> Special Landscape Area	No
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	No
C - Is the site in or adjacent to a settlement?	Yes
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	No
CONCLUSION:	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	Initial Assessment conclusion: Carry forward for further assessment as site is within the Urban area and falls within one of the option under consideration. Existing local plan allocation which will need to be reassessed as part of the SHLAA methodology. Flooding is an issue.

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>Yes, the South Eastern part of the site is allocated for housing, potential for 5 units, in the Local Plan 2006 - Policy H1.</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Yes, 400 metres</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>Yes</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Yes 20 minutes to secondary school, town centre and Kent & Canterbury hospital. 10 minutes to town centre & employment</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Should be possible to form a junction onto St Peter's Place, but not direct onto roundabout.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>St Dunstons experimental scheme has freed up a lot of capacity in St Peter's Place, and site has the potential to be car free or low car. Sustainability very good</p>
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply 	<p>Existing supply in area, however lack of water & sewerage in Canterbury at present</p> <p>No</p>

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

Electricity Pylons	
<ul style="list-style-type: none"> • Contamination/Pollution 	Noise and air quality assessment would be required
<ul style="list-style-type: none"> • Adverse Ground Conditions 	No
<ul style="list-style-type: none"> • Hazardous Risk 	No
<ul style="list-style-type: none"> • Topography 	Level site
<ul style="list-style-type: none"> • Flood Zone 	Flood zones 2 & 3 Local Plan Policy C32. Flooding may be an issue, flood risk assessment may be required.
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	Adjacent to Area of Archaeological Importance. Part of site scheduled ancient monument. Archaeological evaluation required within an AAI with regional and national importance. Canterbury City Conservation Area. Agricultural Land Classification: Urban
If yes, how and when can the constraint be overcome?	Design of any proposed development to include a design statement of how to mitigate against possible flood risk.

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

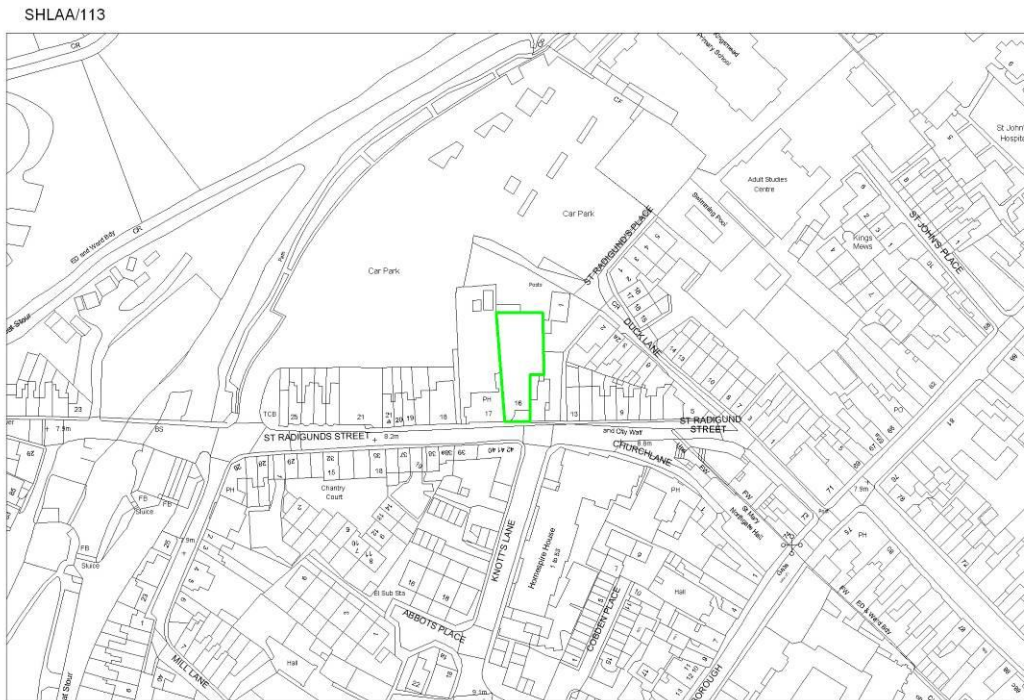
<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>No Loss of Visual amenity Yes Possibly dependent upon design</p> <p>Possibly dependent upon design Yes in part Possibly, evaluation will be required – Policy BE14</p> <p>Potential for protected species to be present, scoping surveys may be required.</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>No</p>

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

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

SITE DETAILS	
Site Reference Number	SHLAA/113
Site Name	<i>St Radigunds Street, Canterbury.</i>
Location/Address	<i>16, St Radigunds Street</i>
Greenfield/PDL/Mixed	Previously Developed Land
Proposed Use	Housing as part of mixed use development - office
Site Area	<i>0.04 ha</i>

Plan



Strategic Housing Land Availability Assessment
Site Assessment Form



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Aerial view



Photograph of the site from the car park showing roofline of workshop

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

Description of Site:	The application site contains a two-storey mid-terrace building of historic importance. The first-floor of the building is part-jettied and overhangs a parking area and vacant workshop. The first-floor is clad with feather-edged timber boarding and the building has a clay-tiled roof. The joinery is all timber and the front of the building is in relatively poor condition aesthetically.
Current Use:	Vacant
Surrounding Uses:	Public House/Residential/Retail
Character of Surrounding Area:	This area contains a mixture of residential and commercial properties, predominantly two-storey, located on the edge of the town centre. This is a Conservation Area characterised by a number of buildings of architectural and historic merit in the immediate locality.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	<p>CA/12/0318 – Extend time limit for implementation of CA/09/0771.</p> <p>CA/09/0772 – Planning Permission was granted for rebuilding of street frontage, single and two storey extensions as Arts and Technology Centre, and change of use to education.</p> <p>CA/05/01308 – Planning permission was granted for the rebuilding of street frontage, single and two-storey extensions as Arts and Technology Centre, change of use to education (Class D1). This permission has not been implemented.</p> <p>CA/86/0062 – Planning permission was granted for extensions and alterations.</p> <p>CA/77/0513 – Planning permission was granted for alterations and use as a picture-framing workshop with residential/flat.</p> <p>The site is not allocated for housing and was not part of the LPI.</p>
Potential site Capacity: as proposed	6 units as proposed by the applicant.
Calculated by CCC at x units / ha	50 units per hectare

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u> Special Landscape Area	No
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	No
C - Is the site in or adjacent to a settlement?	The site is within the Canterbury urban area.
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	The site is within an identified settlement.
CONCLUSION: Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	

IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	No
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	Yes
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	Yes
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	Yes
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	High – Within 20mph zone.
<ul style="list-style-type: none"> • Highway capacity 	High – Only minimal addition to traffic flow.
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply 	Existing site would have some infrastructure provision.

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

Electricity Pylons	No electricity pylons
<ul style="list-style-type: none"> Contamination/Pollution 	<p>Possible contamination from previous use as picture-framing workshop.</p> <p>Land in Radon affected area.</p>
<ul style="list-style-type: none"> Adverse Ground Conditions 	No
<ul style="list-style-type: none"> Hazardous Risk 	No
<ul style="list-style-type: none"> Topography 	Level
<ul style="list-style-type: none"> Flood Zone 	Flood Zone 2
<ul style="list-style-type: none"> Other e.g. Archaeology, Conservation area, AHLV 	<p>The site is located within a Scheduled Ancient Monument and within an Area of National Archaeological Importance.</p> <p>The site is within a conservation area is part of St Radigund's Bath's SAM. The city walls run under the frontage of the property. King's School has permission to develop it as an art and craft workshop/gallery</p> <p>Agricultural Land Classification: Non-agricultural</p>

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

<p>If yes, how and when can the constraint be overcome?</p>	<p>Contamination survey likely to be required.</p> <p>Archaeological evaluation and watching brief will be necessary.</p> <p>Flood Risk Assessment likely to be required.</p>
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IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape – Yes</p> <p>Landscape – No</p> <p>Trees – No</p> <p>Cons Areas - The main issue would be the impact of the development upon the character and appearance of the Conservation Area, which could be mitigated through the design process.</p> <p>Historic Parks and Gardens – No</p> <p>Listed Buildings – No</p> <p>SAM's - The impact of the development upon the SAM and the AAI would also be of primary importance and would need to be dealt with prior to any application.</p> <p>SNCI/Protected Species - There are no biodiversity concerns.</p>
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IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

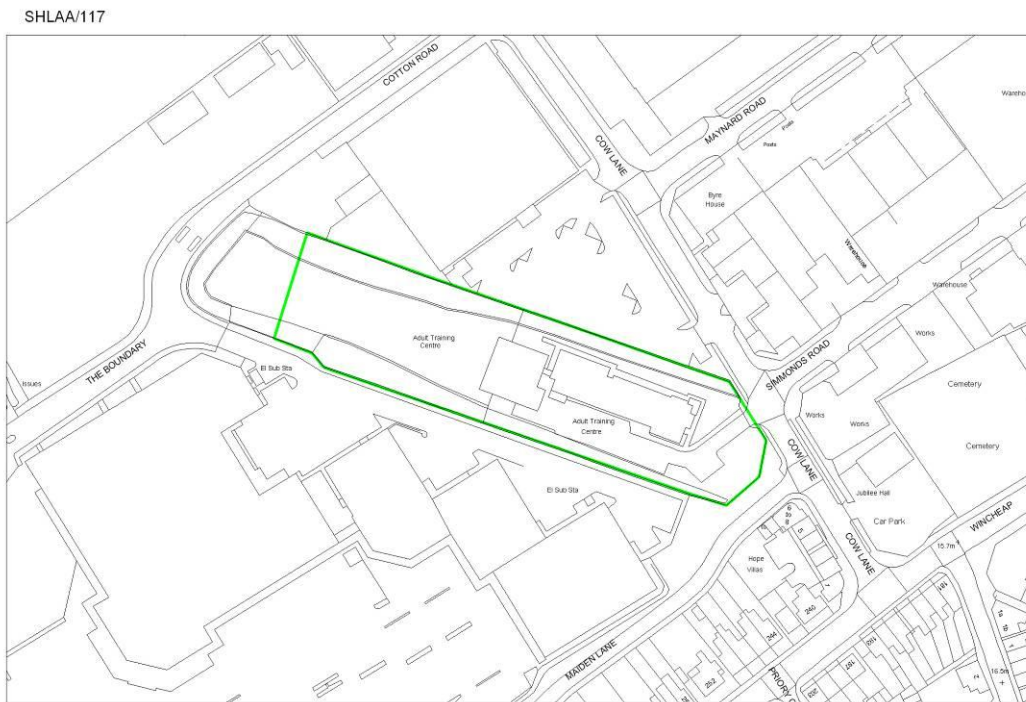
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>No</p>
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IF THE NATURE AND SCALE OF THE IMPACT ON AMENITY IS SUCH THAT IT CANNOT BE SATISFACTORILY MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

SITE DETAILS	
Site Reference Number	SHLAA/117
Site Name	<i>Adult Training Centre, Cow Lane</i>
Location/Address	<i>Cow Lane, Canterbury, CT1 3PR</i>
Greenfield/PDL/Mixed	<i>Previously developed land</i>
Proposed Use	Housing as part of mixed use development – commercial
Site Area	0.63 ha

Plan



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

Aerial Photograph



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view of site entrance

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

Description of Site:	The site is currently occupied by a number of single storey buildings. The boundaries of the site are all treed, therefore views into the site are limited to the vehicular access from Cow Lane. There is an undeveloped landscaped area to the western end of the site.
Current Use:	The buildings on site are currently used by Kent County Council as an Adult Education centre
Surrounding Uses:	There are a mix of uses surrounding the site with residential development located to the south, along Maiden Lane and Wincheap. Development within the Wincheap estate is mixed but is mainly retail development, housed in large industrial style buildings.
Character of Surrounding Area:	The surrounding character is quite varied, residential development is dense in nature but much of the surrounding development is more commercial in nature with limited landscaping. The site itself is heavily landscaped and this forms part of the character of the locality, with substantial trees around the site boundary.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	<p>The site has a lengthy planning history with applications dating back to 1977. The application in 1977 (CA/77/972) was dealt with by Kent County Council and sought to renew permission for the siting of a temporary building on the site. An application for the retention of a temporary building was sought and granted in 1980 (CA/80/183). Canterbury City Council raised no objections to the retention of such a building in 1980 (CA/80/1193).</p> <p>Permission was sought for the erection of a shed on the land at the education centre in 1982 (CA/82/062). In 1985 a further application was received relating to the retention of a mobile classroom reference CA/85/1265. A further application was submitted relating to a mobile classroom in 1991 (CA/91/305).</p> <p>The last application submitted was in 1992 for the extension of the parking and turning area at the education centre and was granted by Kent County Council.</p>
Potential site Capacity: as proposed	22 dwellings proposed

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

Calculated by CCC at x units / ha	

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

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

IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Yes, within 400m. The site is within walking distance of bus stops along Wincheap and within a short distance of Canterbury East railway station</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>There are a variety of facilities including retail shops along Wincheap and with a large supermarket located to the west of the site. There is a school nearby, but there is not a GP within 800m.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Within 30 minutes of Kent Canterbury hospital. Within 20 minutes of health centre, secondary school and town centre Within 10 minutes of employment area</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>High – existing access, Good cycling and walking opportunities Medium Close to bus routes and NCP18 and with some local facilities</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Medium Some congestion problems on Cow Lane and A28. There is no capacity in Wincheap</p>

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

<p>If yes, how and when can the constraint be overcome?</p>	<p>Scoping surveys may be required.</p> <p>Archaeological evaluation may be required.</p> <p>Agricultural Land Classification: Urban</p>
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IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape – Yes</p> <p>Landscape – Yes – loss of undeveloped land on this site</p> <p>Trees – Yes - There are numerous trees to the site boundaries. A landscaping condition would be appropriate to assess the impact of development on them and to protect them where appropriate. A condition relating to site landscaping could help reduce the impact of the development and provide screening.</p> <p>Conservation Area – site not located within a conservation area</p> <p>Historic Parks and Gardens – No</p> <p>Listed Buildings – No</p> <p>SAM's - No</p> <p>SNCI's/Protected Species – scoping surveys may be required to assess the presence or otherwise of protected species</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	

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

<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>No</p>
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IF THE NATURE AND SCALE OF THE IMPACT ON AMENITY IS SUCH THAT IT CANNOT BE SATISFACTORILY MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

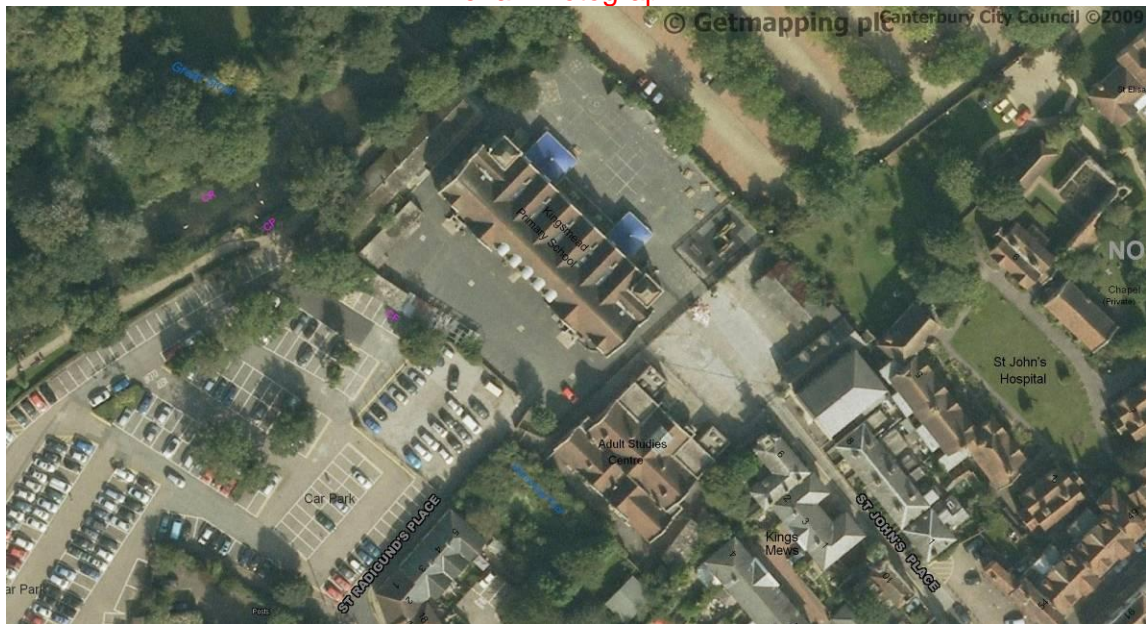
SITE DETAILS	
Site Reference Number	SHLAA/119
Site Name	<i>Kingsmead Primary School</i>
Location/Address	<i>Canterbury</i>
Greenfield/PDL/Mixed	<i>Previously developed land</i>
Proposed Use	Housing
Site Area	0.63 ha

Plan



Strategic Housing Land Availability Assessment Site Assessment Form

Aerial Photograph



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Kingsmead School from the west

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

Description of Site:	The site is developed land in Canterbury with a number of buildings constructed on the site. Some buildings are boarded up and are currently not in use. There are undeveloped areas of land used as car parking and as a playground. The site can be accessed via Duck Lane or from St Johns Place.
Current Use:	The site is currently used as a school – Kingsmead Primary School.
Surrounding Uses:	There are a mix of uses surrounding the site with a car park located to the southwest of the site and a coach park located to the northeast of the site. Residential development is located to the south and commercial activity takes place along Northgate to the east and southeast.
Character of Surrounding Area:	The character of the surround area is varied with the river and riverside walk to the north being landscaped and green in nature. The car park located to the west also contains a number of trees to help ensure the tarmac of the car park is broken up and alleviated. Being located only a short distance from the centre of Canterbury development close by is dense in nature with properties situated on the back of the footway rather than being set back from the road with front gardens. Shops are located in Northgate.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	The site is not allocated for housing and was not part of the LPI. The site has a lengthy planning history. An application was submitted in 1979 (CA/79/1403) and dealt with by Kent County Council. A number of applications were submitted during the 1980s CA/82/515, CA/82/820, CA/85/1341 and CA/88/805
Potential site Capacity: as proposed	78 dwellings (30% affordable)
Calculated by CCC at x units / ha	

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u> Special Landscape Area	Yes Conservation Area Flood Zone Regeneration Zone 9 St Johns Place – Article 4 Direction
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	The site is in use for employment purposes through education but is not allocated in the existing development plan for employment allocation.
C - Is the site in or adjacent to a settlement?	The site is situated within the city of Canterbury
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	Canterbury City is not a settlement that has not been identified as being suitable for future housing development.
CONCLUSION:	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	Yes, carry forward for further assessment as site is within the urban area and falls within one of the options under consideration. The site is within the regeneration zone. Flooding is an issue as the site falls within flood zones 2 and 3.

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Yes. 600m. The site is within walking distance of bus stops on Kingsmead Road and Sturry Road.</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>The site is located within walking distance of shops and other facilities along Northgate</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Within 30 minutes of Kent Canterbury hospital Within 10 minutes of health centre, employment area Within 20 minutes of secondary school and town centre</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>High. Existing access via St Johns Road</p> <p>Highly sustainable location</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Medium. Possible capacity problems onto Northgate and at the Kingsmead/Tourtel roundabout</p>

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>Yes – adjacent to existing development</p> <p>Yes – adjacent to existing development. Assessment/confirmation from Southern Water will be necessary to demonstrate the existing system has adequate capacity.</p> <p>Yes – adjacent to existing development</p> <p>None</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Land in Radon affected area and land within landfill buffer zone</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>Unknown</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>Area affected by Radon</p>
<ul style="list-style-type: none"> • Topography 	<p>Land mainly flat</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>Yes</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Site not particularly sensitive regarding biodiversity.</p> <p>Site borders SNCI Great River Stour</p> <p>Site is located in the Canterbury City Conservation Area.</p> <p>Site affected by Riverside Strategy</p> <p>Buildings on site of historic value and 9 St Johns Place covered by an Article 4 Direction</p> <p>Archaeological evaluation required. The site is within AAI and adjacent to SAM. Site of regional/national importance.</p> <p>Agricultural Land Classification: Urban</p>

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

<p>If yes, how and when can the constraint be overcome?</p>	<p>An archaeological evaluation will be necessary.</p> <p>Consideration should be given to the Riverside Strategy.</p> <p>Design of new buildings on the site must be carefully considered due to site being located in conservation area and with listed buildings located nearby in Northgate.</p>
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IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape – Yes. Must be carefully considered in view of location in conservation area and relationship with existing surrounding development.</p> <p>Landscape – No</p> <p>Trees – No</p> <p>Conservation Area – Yes</p> <p>Historic Parks and Gardens – No</p> <p>Listed Buildings – Listed Building (St Johns Place) located to the south east of the site.</p> <p>SAM's – site adjacent to SAM, and partly within the AAI</p> <p>SNCI's/Protected Species – site is adjacent to SNCI</p>
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IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>No</p>
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IF THE NATURE AND SCALE OF THE IMPACT ON AMENITY IS SUCH THAT IT CANNOT BE SATISFACTORILY MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

SITE DETAILS	
Site Reference Number	<i>SHLAA/121</i>
Site Name	
Location/Address	<i>Spring Lane CT1 1SU</i>
Greenfield/PDL/Mixed	Within the curtilage of the school but not previously developed land.
Proposed Use	Housing
Site Area	<i>2.5 ha</i>

Plan



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



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Aerial view

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



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

Description of Site:	The site contains a well-kept grassed area in use as playing fields in association with Chaucer Technology School. There is a 2m fence around the perimeter of the site with hedgerows and tall trees along the eastern boundary. The land rises across the site from west to east and there appears to be a bund, which separates the school playing fields from the site proposed.
Current Use:	Playing fields
Surrounding Uses:	To the north of the site across the road is the Spring Lane Estate consisting of predominantly terraced residential units. To the west is the Chaucer School itself, to the south and east are open fields and there is a railway running directly beyond the southern perimeter of the site.
Character of Surrounding Area:	This area has a predominantly residential character, located on the urban fringe, although to the south and east of the site it is agricultural. The Spring Lane estate is characterised in particular by higher-density housing.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	None. The site is not allocated for housing and was not part of the LPI.
Potential site Capacity: as proposed	89 units as proposed by the applicant.
Calculated by CCC at x units / ha	40 units per hectare

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u> Special Landscape Area	No
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	The site has no allocations, however, it is an area of Protected Open Space as set out by Policy C24 of the CDLP.
C - Is the site in or adjacent to a settlement?	The site is located within the Canterbury urban area.
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	The site is located within an identified settlement.
CONCLUSION:	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	Carry forward for further assessment as site is adjacent to Urban Area and falls within on the options under consideration.

IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>The site is located adjacent to a local bus route. 200m or less.</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>There are some local amenities including a convenience store on the Estate. There is a primary school on Barton Estate, just beyond 800m and there is no GP close by.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Yes - 10mins to secondary school, 20mins to town centre, health centre, employment, 30mins to hospital</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>High – No problems with access onto Spring Lane.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Medium – Adequate capacity onto Spring Lane. A257 congested in am peak.</p> <p>Transport Accessibility Grading - Medium – Cycling and public transport improvements possible.</p>

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>Services available in locality as provided to adjacent school and residential area.</p> <p>No electricity pylons</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Railway noise assessment required.</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>No</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>No</p>
<ul style="list-style-type: none"> • Topography 	<p>Land rises from west to east across the site.</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>No</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Protected Open Space.</p> <p>AHLV adjoining to the south and east.</p> <p>Little Barton Farm Conservation Area adjoining to east.</p> <p>An archaeological evaluation will be required.</p>
<p>If yes, how and when can the constraint be overcome?</p>	<p>The capacity of existing sewerage/drainage system would need to be considered at the application stage.</p> <p>Playing fields for the school would still be retained to the west of the site.</p>

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

IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape – No</p> <p>Landscape - There would be issues regarding the landscape impact of the development, particularly when viewed from the south.</p> <p>Trees – No</p> <p>Cons Areas - The setting of the Conservation Area to the east would need to be considered as part of the design process.</p> <p>Historic Parks and Gardens – No</p> <p>Listed Buildings – No</p> <p>SAM's – No</p> <p>SNCI/Protected Species - There is the potential for protected species to be present, scoping surveys may be required.</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Yes – Railway may cause noise nuisance to residents.</p>

IF THE NATURE AND SCALE OF THE IMPACT ON AMENITY IS SUCH THAT IT CANNOT BE SATISFACTORILY MITIGATED, THE

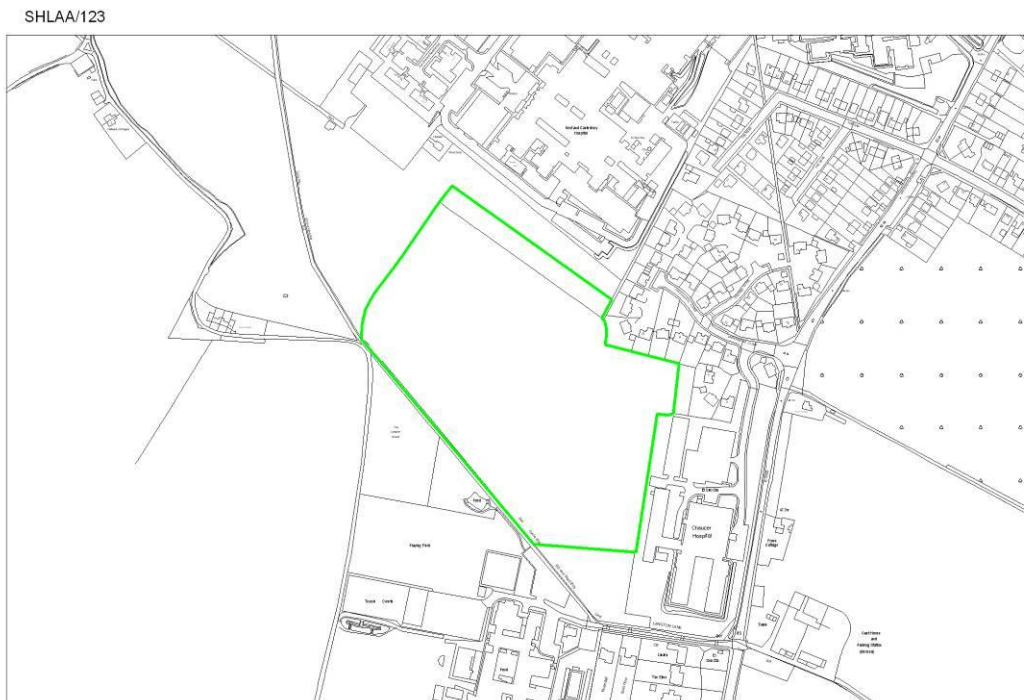
**Strategic Housing Land Availability Assessment
Site Assessment Form**

**SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS
STAGE.**

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

SITE DETAILS	
Site Reference Number	<i>SHLAA/123</i>
Site Name	<i>Langton Fields</i>
Location/Address	<i>Land at Langton Lane, Canterbury</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	Housing as part of mixed use development – hospital expansion; school uses
Site Area	<i>6.75ha</i>

Plan



Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA123



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



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

Description of Site:	Open site on edge of urban area in south Canterbury, slopes north-south. Public footpath runs alongside the site. Some boundary planting and irregular trees on site.
Current Use:	Agricultural land.
Surrounding Uses:	Open countryside to west and south-west. Otherwise largely surrounded by urban/urban fringe uses – school; hospitals; rugby club; residential.
Character of Surrounding Area:	Mixed urban fringe character reflecting mix of uses, and presence of open countryside, in immediate vicinity. Area quite well used informally by local people, visitors and school pupils and staff.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	No recent planning applications on site. Planning policies – see Stage 2 section. Site representation on draft Canterbury District Local Plan (RN186) on land between Stuppington Lane, Nackington Road and the A2. Land not allocated.
Potential site Capacity: as proposed	160 units
Calculated by CCC at 35 units / ha	175 on 5ha of the site

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No.
<u>Category 2: Local</u> Special Landscape Area	No.
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	No. Land adjacent identified for hospital purposes (K&C) and playing fields (Ridlands Farm).
C - Is the site in or adjacent to a settlement?	Yes.
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	No.
CONCLUSION:	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	Carry forward for further assessment as site is adjacent to Urban Area and falls within on the options under consideration.

IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Yes – 600m.</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store, a primary school and a GP surgery. 	<p>No – but K&C and Chaucer Hospitals are within 800m</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Yes. – Langton Boys and Girls Senior Schools 800m, 20mins to healthcare centre, employment, 30mins to town centre</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Low - site does not appear to abut highway.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Low - capacity problems B2068 and at signal junction.</p>
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply 	<p>None known.</p>

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

Gas Supply Electricity Pylons	
<ul style="list-style-type: none"> Contamination/Pollution 	None known.
<ul style="list-style-type: none"> Adverse Ground Conditions 	None known.
<ul style="list-style-type: none"> Hazardous Risk 	None known.
<ul style="list-style-type: none"> Topography 	Topography of this and adjacent land is sloping, and would need consideration.
<ul style="list-style-type: none"> Flood Zone 	No.
<ul style="list-style-type: none"> Other e.g. Archaeology, Conservation area, AHLV 	AHLV (CDLP Policy R7) Ridlands Farm (CDLP Policy C25) K&C site (CDLP Policy C15) Agricultural Land Classification: Grade 2 likely
If yes, how and when can the constraint be overcome?	AHLV issues to be addressed, but site may be less sensitive than other AHLV sites in terms of visual prominence because of the impact of existing development 'shielding' the site.

IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.

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

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Key issue would be to address the impact of any development in the wider landscape. Some trees in the vicinity</p> <p>Site not particularly sensitive regarding biodiversity.</p> <p>Yes, but design process needs to be rigorous.</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Possible disturbance from neighbouring uses, but not likely to be significant.</p>

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

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

SITE DETAILS	
Site Reference Number	SHLAA/137 (See also SHLAA 106/210)
Site Name	Cockering Road site
Location/Address	Cockering Farm Cockering Rd, Thanington, Canterbury, CT1 3UR
Greenfield/PDL/Mixed	Greenfield
Proposed Use	Housing
Site Area	18.34ha

SHLAA/137



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SHLAA/137



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

Description of Site:	Undulating, open arable fields at urban fringe. Slopes quite steep in places. Quite significant boundary planting.
Current Use:	Agricultural land.
Surrounding Uses:	Agriculture in part; bounded by existing residential property.
Character of Surrounding Area:	Open rural landscape at western edge of Canterbury. Rolling hills with boundary planting.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	<p>Rejected at previous Local Plan Inquiry – <i>“the site is located in a character area of moderate, rather than high, sensitivity: also that it does not significantly contribute to the setting of the historic City, nor have any impact on significant views of the historic city or the Cathedral ... But there are strong adverse aspects of building on this omission site. It would be a major extension south-westwards of an isolated wedge of development along the axis of the A28. It would be another advance of housing over open agricultural land, which would terminate in an arbitrary straight-lined western boundary, however well bounded by trees and hedging. The lack of a clear, defensible or “natural” western boundary would give a future developer a plausible case to argue that little logically stood in the way of an extended housing scheme, approaching the line of Cockering Road, in the vicinity of Milton Manor.”</i></p> <p>Subsequent planning application for 480 dwellings – ref CA/07/01540, Refused for a number of reasons including; being outside the urban area; located in an unsustainable, sensitive countryside location; impact on landscape and character of countryside; lack of services and safe access.</p>
Potential site Capacity: as proposed	500-1000 dwellings developer figure
Calculated by CCC at 35 units / ha	18ha – c630 units - but given topography of site, etc, lower number more likely to be achievable/suitable.

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

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

IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Yes</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>No</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>20 mins to employment, 30 mins to secondary school, 30 mins to town centre and healthcare centre.</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Would be possible to form a junction onto A28, but large development will require traffic signals or roundabout which may not be feasible. Would be possible to form a junction with Cockerling Road but this would increase traffic movements at St Nicholas Road or other side roads which are not suitable. Significant public transport and cycling improvements will be required</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Capacity of A28 and of Cockerling Road are both restricted. Majority of traffic would be expected to drive towards Wincheap which also has no spare capacity.</p>

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

	Significant public transport and cycling improvements will be required
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>None on site services/utilities would need to be extended.</p> <p>None on site.</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	Part of the land is in a radon affected area. Effects on Wincheap Traffic and Air Quality would need assessing.
<ul style="list-style-type: none"> • Adverse Ground Conditions 	None known
<ul style="list-style-type: none"> • Hazardous Risk 	None known
<ul style="list-style-type: none"> • Topography 	Rolling hills with boundary planting. Dip slope of the North Downs
<ul style="list-style-type: none"> • Flood Zone 	No
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>AHLV Archaeological evaluation would be required.</p> <p>Agricultural Land Classification: Grade 3</p>
If yes, how and when can the constraint be overcome?	

IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.

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

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Extension of urban edge Loss of open landscape character in a high landscape value area Significant boundary plantings No no no no Most of site not particularly sensitive regarding biodiversity although area of scrub vegetation will require scoping surveys</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>No.</p>

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

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

SITE DETAILS	
Site Reference Number	<i>SHLAA/142</i>
Site Name	<i>East Kent Gospel Hall</i>
Location/Address	<i>East Kent Gospel Hall, 1 Nunnery Rd, Canterbury</i>
Greenfield/PDL/Mixed	<i>Previously Developed Land</i>
Proposed Use	Housing
Site Area	<i>0.1 ha</i>

SHLAA/142



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



View of the side of the site



View showing hall and parking area

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

Description of Site:	Church hall with hard surfaced area for parking enclosed by fencing and hedging
Current Use:	Church hall
Surrounding Uses:	Residential uses
Character of Surrounding Area:	Residential properties within the Conservation area
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	09/1556 Extensions and alterations to existing hall. Refused 16/12/09 Reasons for refusal – Insufficient parking, contrary to Local Plan Policies BE1 & C9
Potential site Capacity: as proposed	5-12 dwellings
Calculated by CCC at x units / ha	

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

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

IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Yes, 200 metres</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store, a primary school and a GP surgery. 	<p>Yes – Convenience store and GP surgery. Primary school within 1km.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Yes, 20 minutes to secondary school and town centre. 10 minutes to Kent & Canterbury hospital, health centre and employment</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Difficult to see where intended access</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Nunnery Road congested</p>
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply 	<p>Existing supply in area, however lack of water and sewage in Canterbury at present</p>

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

Gas Supply	
Electricity Pylons	No
<ul style="list-style-type: none"> Contamination/Pollution 	Land in Radon affected area.
<ul style="list-style-type: none"> Adverse Ground Conditions 	No
<ul style="list-style-type: none"> Hazardous Risk 	No
<ul style="list-style-type: none"> Topography 	Level site on slight incline
<ul style="list-style-type: none"> Flood Zone 	No
<ul style="list-style-type: none"> Other e.g. Archaeology, Conservation area, AHLV 	<p>No archaeological impact</p> <p>Nunnery Fields Conservation Area – Policy BE7.</p> <p>Agricultural Land Classification: Urban</p>
If yes, how and when can the constraint be overcome?	

IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.

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

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>No No No Possibly – could be mitigated through design No No No No biodiversity concerns</p> <p>Yes</p>
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Possible impact from new buildings – height and proximity to existing residents.</p>

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

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

SITE DETAILS	
Site Reference Number	<i>SHLAA/147</i>
Site Name	<i>Simon Langton School for Girls</i>
Location/Address	<i>Simon Langton School for Girls, Old Dover Rd, Canterbury</i>
Greenfield/PDL/Mixed	<i>Mixed</i>
Proposed Use	Housing
Site Area	<i>10.31ha</i>

Plan



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

<p>Description of Site:</p>	<p>Site occupies an elevated position on the Old Dover Road. It is a fairly level site accessed via a slope from Old Dover Road. It contains extensive school buildings and playing fields.</p> <p>To the rear boundary is the disused Elham Valley railway line which is in a cutting to the southwest of the site and emerges on the level to the south east of the site and has been incorporated into residential gardens for some of its length.</p> <p>There is a large area of woodland to the south east bordering the boundary with St Anselm's Catholic School. There is a pedestrian access onto Nackington Road.</p>
<p>Current Use:</p>	<p>Grammar school, extensive playing fields and amenity open space.</p>
<p>Surrounding Uses:</p>	<p>The school is surrounded by residential uses and another secondary school – St Anselm's Catholic School to the south east. To the north east is the Kent Cricket Ground and the Kent and Canterbury Hospital. The Chaucer hospital and Simon Langton Boys School are off Nackington Road.</p> <p>Further to the south east is the New Dover Road Park and Ride site.</p>
<p>Character of Surrounding Area:</p>	<p>The character of the area is suburban with residential development. And educational and other public sector uses.</p>
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>1994 Local Plan Inquiry - Kent County Council submitted a site proposal for residential development on the playing fields. However, the land was identified as protected open space in the draft Plan, which was supported in principle by the Inspector, subject to review of the school sites covered by the Policy. The objection to the omission of the site for housing was subsequently withdrawn and not considered by the Inspector.</p> <p>2004 Local Plan Inquiry – Inspector accepted rationale for Protected Open Space designation (“all have an appreciable amount of visual amenity”). However, he also stated that “If... the Council... will have to face the prospect that at some time in the future, individual protected open spaces will be found to be unavoidable candidates for some sort of needed development, varying from a very small incursion up to major loss of the protected land.”</p>
<p>Potential site Capacity: as proposed</p>	<p>270 units plus open space.</p>

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

Calculated by CCC at x units / ha	
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**Strategic Housing Land Availability Assessment
Site Assessment Form**

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	None
<u>Category 2: Local</u> Special Landscape Area	No Adjacent to AHLV
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	Education Part of the site namely the playing fields and the amenity open space including the former railway line, are protected open space. Playing fields are protected by the Council's playing field policy. Proposed cycle path along western edge of playing field.
C - Is the site in or adjacent to a settlement?	Yes within the urban boundary.
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	No
CONCLUSION:	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	Initial assessment conclusion - Carry forward for further assessment as site is adjacent to Urban area and falls within one of the option under consideration.

IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Yes site is within 800 m of bus stop.</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>Convenience store only</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Yes within 20 minutes public transport time of all facilities listed. 10mins secondary school</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Accessibility high. Medium transport sustainability: Bus route, close to hospital but remote from other amenities. Cycling and public transport improvements possible</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>High Some spare capacity in Old Dover Road. Housing would create more diverse traffic patterns than existing school.</p>

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

IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.

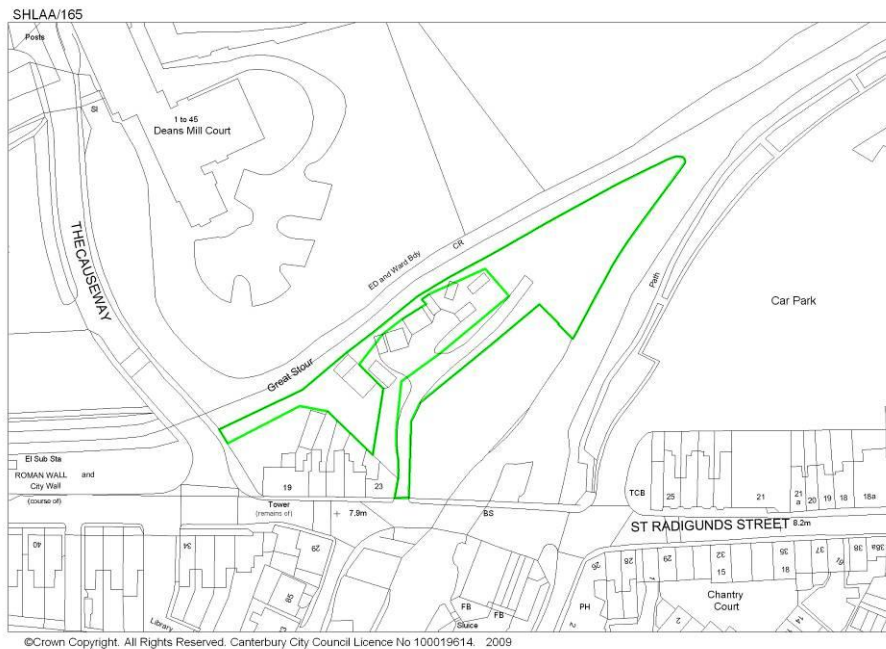
<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape – large area of open space low density residential areas.</p> <p>Mature trees around the site, particularly along the disused railway and to the southern edge of site</p> <p>Most of site not particularly sensitive regarding biodiversity although some areas may require a scoping survey - potential for protected species along disused railway line.</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	

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

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

SITE DETAILS	
Site Reference Number	<i>SHLAA/165</i>
Site Name	<i>Land to the rear of 19 – 23 Pound Lane</i>
Location/Address	<i>Land at junction of The Causeway and St Radigunds Street, Canterbury</i>
Greenfield/PDL/Mixed	<i>Previously Developed Land/Greenfield</i>
Proposed Use	<i>Housing and completion of riverside walk</i>
Site Area	<i>0.1575 ha</i>

Plan



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Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/165



View within the site

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

Description of Site:	The site is currently a mixture of informal parking, adjacent to the properties in Pound Lane and undeveloped land adjacent to the river, to the east of the informal parking area. There are currently a number of single storey garage buildings on site.
Current Use:	The site is currently a mixture of undeveloped land that is largely overgrown and an informal parking/storage area.
Surrounding Uses:	There are residential dwellings located in Pound Lane, St Radigunds and to the north in St Stephens Road. There are also a number of Council owned car parks close by and a limited number of other uses including a library and a number of public houses.
Character of Surrounding Area:	The character of the surrounding area is consistent with its central location in Canterbury with residential dominating, mainly in the form of two storey terrace properties but with some greater variation along St Stephens Road. Local Nature Reserve to the north of the site which does not have public access – Bus Company Island
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	The site is not allocated for housing and was not part of the LPI. Site is allocated as open space and was first identified in the 1987 Riverside Walk Strategy as having potential for creating a chain of greenspaces along the river Stour. The site has a lengthy planning history with a number of applications for the erection of single dwellings on the site. Permission was sought in 1987 (CA/87/1210) and 2000 (CA/00/778) for the erection of a dwelling on this site. Both applications were refused planning permission and the Planning Inspectorate dismissed the 1987 application. Various applications have been submitted for conservation area consent for works on site.
Potential site Capacity: as proposed	None provided
Calculated by CCC at 40-75 units / ha	6-11

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	None
<u>Category 2: Local</u> Special Landscape Area	No
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	Allocated for open space (policy C6) It is also protected from development by policy C26 in the Local Plan
C - Is the site in or adjacent to a settlement?	Yes
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	The site lies within the city of Canterbury which is a settlement that is identified in the development plan documents as being suitable for future housing development and with capacity to meet future housing requirements
CONCLUSION: Site not suitable for housing at this stage existing policy objections	Site is not suitable for residential development as it is allocated for open space as part of the Riverside Walk strategy, within the flood risk zones 2 & 3. The river frontage to the southeast is being considered as a possible site for a renewable energy centre (with a water wheel on the Abbott's Mill site).
Site may be suitable - continue to Stage 2	

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Yes. Within 600m. Bus services accessed from North Lane and walking distance to Canterbury West Station</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store, a primary school and a GP surgery. 	<p>Yes to shops and services in Northgate and St Dunstons and Kingsmead School.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Site is within 30 minutes of Kent Canterbury Hospital. Within 10 minutes of a health centre, employment area and town centre Within 20 minutes of a secondary school</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>There are two existing access points but with restricted visibility onto Pound Lane and close to the junction of The Causeway and Pound Lane. Access possible onto St Radigund's Street</p> <p>Sustainable location as site located in centre of Canterbury close to services and public transport.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Congestion occurs on city centre roads. But in this location there are no problems.</p>

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>Yes – adjacent to existing development</p> <p>Yes – adjacent to existing development. Assessment/confirmation from Southern Water will be necessary to demonstrate the existing system has adequate capacity.</p> <p>Yes – adjacent to existing development</p> <p>None</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Air Quality Assessment may be required due to proximity to possible Air Quality Management Area</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>None known</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>None known</p>
<ul style="list-style-type: none"> • Topography 	<p>Flat land</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>Yes the site is located within Flood Zones 2 and 3</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>The site is located within the Canterbury City Conservation Area.</p> <p>The site is located within the Area of Archaeological Importance and is adjacent to a Schedules Ancient Monument.</p> <p>Potential for protected species to be present, scoping surveys required.</p> <p>Agricultural Land Classification: Urban</p>
<p>If yes, how and when can the constraint be overcome?</p>	<p>An archaeological evaluation will be required</p> <p>Scoping surveys will be required to assess presence of protected species.</p>

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

IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape – Yes. Any development must be carefully considered and designed to ensure the existing development surrounding the site is respected.</p> <p>Landscape – Yes – the loss of the undeveloped land would impact on the landscape.</p> <p>Trees – Yes - There are numerous trees within the site. A landscaping condition would be appropriate to assess the impact of development on them and to protect them where appropriate. A condition relating to site landscaping could help reduce the impact of the development and provide screening.</p> <p>Conservation Area – Yes</p> <p>Historic Parks and Gardens – No</p> <p>Listed Buildings – Yes. 19 Pound Lane</p> <p>SAM's - No</p> <p>SNCI's/Protected Species - Very sensitive site, protected species highly likely to be present, part of site designated Local Wildlife Site. Kent Wildlife Trust will need to be consulted on proposals. Ecological surveys will be required</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	

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

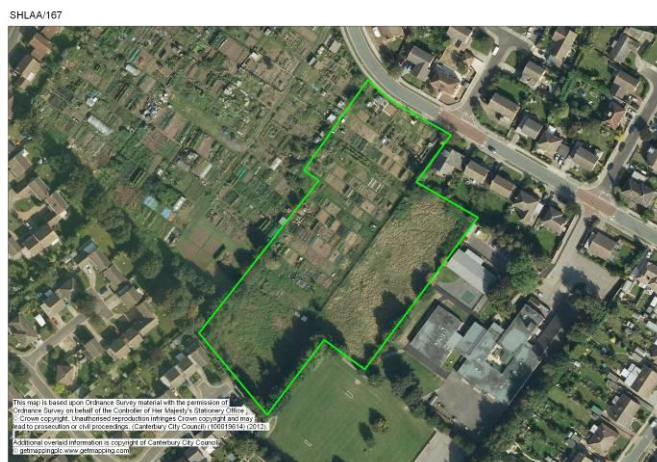
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Flooding issues could be mitigated through careful building design, however, this can impact on the design and height of dwellings. Loss of visual amenity adjacent to the river.</p>
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IF THE NATURE AND SCALE OF THE IMPACT ON AMENITY IS SUCH THAT IT CANNOT BE SATISFACTORILY MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE

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

SITE DETAILS	
Site Reference Number	<i>SHLAA/167</i>
Site Name	<i>Land between Pilgrims Way and Lichfield Avenue</i>
Location/Address	<i>Land adjacent to Pilgrims Way Primary School, Canterbury</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	<i>Housing</i>
Site Area	<i>1.134ha</i>

Plan



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



View of site from Lichfield Avenue



View of site from school gate, accessed from Lichfield Avenue

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

Description of Site:	The site is currently undeveloped land apart from a number of small sheds and structures associated with the allotment use. There is a chainlink fence that marks much of the boundaries and a number of trees are located within the site.
Current Use:	Allotments
Surrounding Uses:	Residential development surrounding the site. A school is located to the east.
Character of Surrounding Area:	The character of the surrounding area is residential in nature. Many properties immediately adjoining the site are detached properties, set back from the road with off road parking provided. There is an openness about the area that the allotments and playing fields contribute towards.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	The site is not allocated for housing and was not part of the LPI. Protection of Existing open Space – Local Plan Policy – C24 The site has no planning history.
Potential site Capacity: as proposed	None given
Calculated by CCC at 35-55 units / ha	39-62

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	None
<u>Category 2: Local</u> Special Landscape Area	protected open space
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	No
C - Is the site in or adjacent to a settlement?	Yes
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	The site lies within the city of Canterbury which is a settlement that is identified in the development plan documents as being suitable for future housing development and with capacity to meet future housing requirements
CONCLUSION:	
Site not suitable for housing at this stage existing policy objections	Is protected open space.
Site may be suitable - continue to Stage 2	Carry forward for further assessment as site is within urban area and falls within one of the options under consideration.

IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Yes, within 600m. Bus services on New Dover Road</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store, a primary school and a GP surgery. 	<p>Yes. Pilgrims Way Primary School, convenience store.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Within 20 minutes of Kent Canterbury Hospital, health centre, employment and town centre Within 10 minutes of secondary school</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Access could be provided from either Lichfield Avenue or Pilgrims Way.</p> <p>The site is located close to Canterbury with opportunity for walking and cycling although there are limited facilities close by.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>New Dover Road suffers from congestion Also peak time capacity issues Pilgrims Way / Spring Lane and Spring Lane / Longport</p>

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>Yes – adjacent to existing development</p> <p>Yes – adjacent to existing development. Assessment/confirmation from Southern Water will be necessary to demonstrate the existing system has adequate capacity.</p> <p>Yes – adjacent to existing development</p> <p>None</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Possible contamination issues due to past use of site as Pilgrims Way Brickworks</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>As Above</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>None known</p>
<ul style="list-style-type: none"> • Topography 	<p>Flat land</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>No</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Archaeological evaluation required. Scoping surveys will be required to assess presence of protected species.</p> <p>Agricultural Land Classification: Urban</p>
<p>If yes, how and when can the constraint be overcome?</p>	

IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.

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

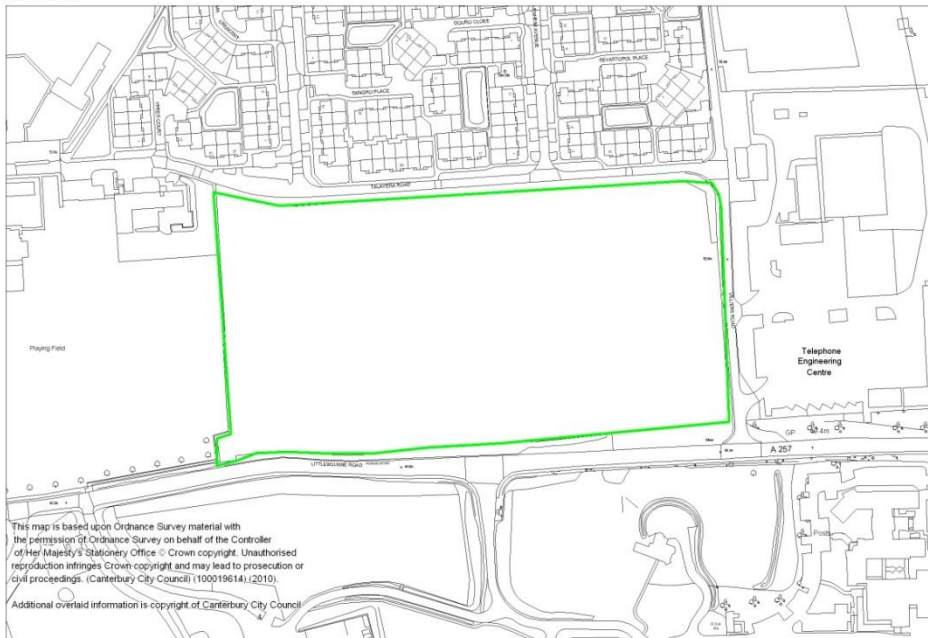
<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape – Yes. Any development must be carefully considered and designed to ensure the existing development surrounding the site is respected.</p> <p>Landscape – Yes – the loss of the undeveloped playing field and allotments would impact on the landscape.</p> <p>Trees – Yes - There are trees within the site. A landscaping condition would be appropriate to assess the impact of development on them and to protect them where appropriate. A condition relating to site landscaping could help reduce the impact of the development and provide screening.</p> <p>Conservation Area – No</p> <p>Historic Parks and Gardens – No</p> <p>Listed Buildings – No</p> <p>SAM's - No</p> <p>SNCI's/Protected Species – protected species could be affected by the development of this site. Sensitive site, ecological surveys required.</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Unlikely</p>

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

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

SITE DETAILS	
Site Reference Number	SHLAA/183
Site Name	Land at junction of Littlebourne, Villiers & Talavera Rds
Location/Address	<i>Howe Barracks, St.Martin's Hill, Canterbury, Kent</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	Housing
Site Area	4.3ha

SHLAA/183



SHLAA/183



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



Playing field



View across field to playground and barracks houses.

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

Description of Site:	<p>Flat level site/playing fields within the main army barracks. Mature trees around the perimeter of the site. Site overlooked from north by Army Housing. Telephone exchange to east is allocated. Adjacent to the A257 highway, which is accessed by road that serves the housing and BT.</p>
Current Use:	<p>Army playing field – football. They also hold events on this field.</p>
Surrounding Uses:	<p>Site is within the main barracks complex and is located adjacent to the A251 Littlebourne Road. To the north is the main army residential area. To the south of Littlebourne Road is St Martin’s Hospital. To the east is BT depot which has a housing allocation. To the west the Army Barracks proper.</p>
Character of Surrounding Area:	<p>The surrounding area is a mix of military, residential and hospital uses set on the urban edge giving way to a more countryside open spaces.</p>
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	
Potential site Capacity: as proposed	140 houses + 90 flats = 230 units
Calculated by CCC at x units / ha	

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No Chequers Wood and Old Park SSSI to the north and east.
<u>Category 2: Local</u> Special Landscape Area	Protected open space. AHLV to the east, beyond housing allocation on BT site.
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	Open space protection as it is a playing field. Housing allocation adjacent
C - Is the site in or adjacent to a settlement?	Yes within Canterbury Urban Area
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	No
CONCLUSION:	N/A
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	Not suitable as existing policy objection. Could be revisited if shortfall in housing land supply.

IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Yes – bus stop on road adjacent to site.</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>Convenience store only. School further to the south and nearest GP on Old Dover Road</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>20mins to employment, town centre, healthcare, 10mins to secondary school 30mins to hospital</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Villiers Road / Talavera Road not public highway. Presumption against new accesses onto A257. Roads and existing access would require to be brought up to adoptable standard</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>TA would be required for A257 Longport r/a, St Georges tsigs and St George's r/a</p>

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

IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.

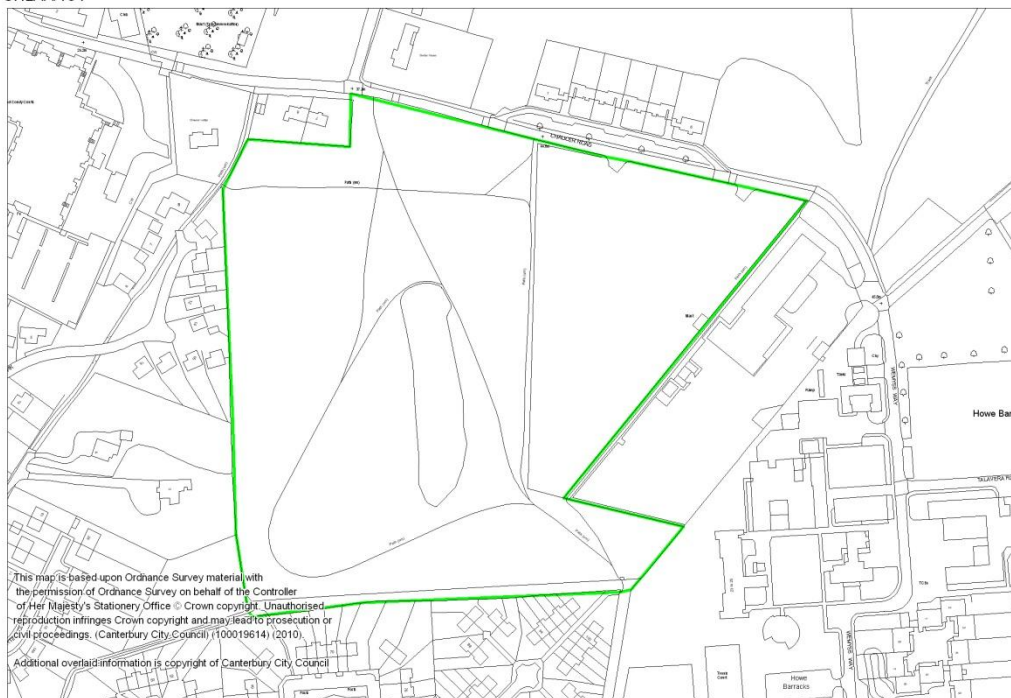
<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape/Landscape – loss of open space and graduation from urban area to rural area.</p> <p>Trees - Mature trees and hedgerows surround site.</p> <p>Conservation area – St Martin’s Hospital Conservation area across the road to the south, complementary design would be required.</p> <p>Historic Parks, Listed Buildings, SAM’s - None</p> <p>SNCI etc - Possibility of protected species around periphery of site, scoping survey necessary.</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents’ living conditions would be acceptable?</p>	<p>Traffic Noise</p>

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

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

SITE DETAILS	
Site Reference Number	SHLAA/184
Site Name	Land at Chaucer & Garrison Hill
Location/Address	<i>Howe Barracks, St.Martin's Hill, Canterbury, Kent</i>
Greenfield/PDL/Mixed	<i>greenfield</i>
Proposed Use	Housing
Site Area	6 ha

SHLAA/184



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



Aerial photograph of the site



View towards St Martin's Windmill

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



View up the hill towards the barracks



View across the lower part of the site

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

<p>Description of Site:</p>	<p>The site is rough grassland with trees including a well established copse of trees in the middle. Site slopes fairly steeply up to the barracks on Littlebourne Road and the Querns Road estate to the south.</p> <p>There are informal tracks that criss-cross the site linking into public rights of way around the edge of the site.</p>
<p>Current Use:</p>	<p>The site is rough grassland, formerly used by the MOD possibly as a parade ground and/or for storage and use of ordnances.</p>
<p>Surrounding Uses:</p>	<p>Residential use to the west at King's Park and St Martin's Close and to the south Querns Road. Crown Court and other public sector uses to the north, army barracks to the east</p> <p>There appear to be a few MOD properties to the north with the training ground.</p>
<p>Character of Surrounding Area:</p>	<p align="center">Urban edge</p>
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>The site was allocated for housing development in the 1998 Canterbury District Local Plan 2008. This was not carried forward into the 2006 Canterbury District Local Plan, with the Inspector stating: "it would not be not a "natural" rounding out of the existing densely built urban edge".</p> <p>There have been 3 Planning applications for housing development of the northwestern quarter of the site: CA//01/00800 – withdrawn CA//0200225 – refused - as additional housing not required at this time especially on Greenfield land. CA//02/00803 – refused – as above.</p> <p>Permission was granted for a telecommunications mast on the eastern boundary of the site. CAM//01/00017.</p> <p>3 other Telecommunications masts have been have been granted permission to the north of the site (CAM00/000014, CAR//01/00003, CAM//06/00003)</p>
<p>Potential site Capacity: as proposed</p>	<p align="center">225 (175 houses, 50 flats)</p>
<p>Calculated by CCC at x units / ha</p>	<hr style="border-top: 1px dashed black;"/>

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

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

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

IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Yes – Littlebourne Road</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>Convenience Store, 800m in straight line to Parkside Primary, over 1km to GP</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Yes – within 10mins of healthcare centre, employment, town centre, secondary school, 20mins to hospital</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>No access to public highway. Chaucer Road would require adopting as highway</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>TA would be required for Tourtel Road r/as at both ends, and A28 in both direction Could this site and one above deliver an eastern bypass</p>
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage 	<p>Site un-serviced but adjacent to residential areas where services maybe available. Would need to check sewer capacity in this area.</p>

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

<p>Electricity supply Gas Supply</p> <p>Electricity Pylons</p>	<p>No but there are telecommunications masts</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Possible contamination from storage and use of ordnances</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>Water logged land at the bottom of the slopes.</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>None known</p>
<ul style="list-style-type: none"> • Topography 	<p>Sloping site</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>None</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Archaeological evaluation required. AHLV.</p> <p>Agricultural Land Classification: Non-agricultural</p>
<p>If yes, how and when can the constraint be overcome?</p>	

IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.

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

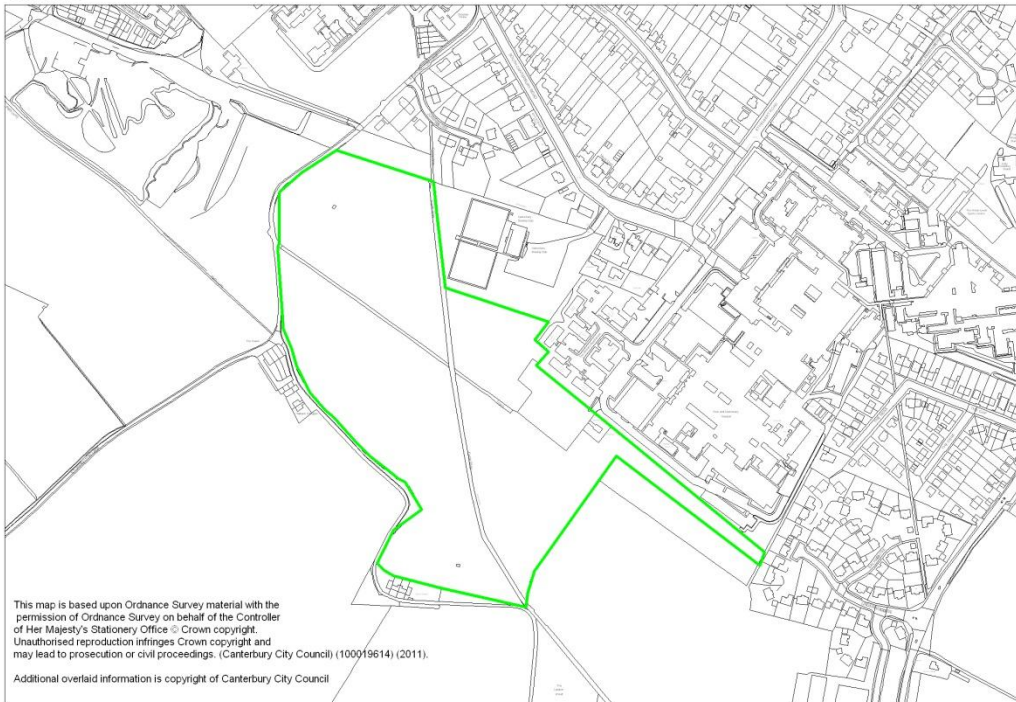
<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape - Would be a small extension to urban boundary.</p> <p>Landscape – in AHLV and the site has an open nature and trees that add value to the area</p> <p>Trees – trees and hedgerows on the site have significant value. TPOs to west of site</p> <p>Conservation area - no Historic parks – no Listed buildings – no SAMs - no</p> <p>SNCI/protected species - Sensitive site, ecological surveys required.</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>None known</p>

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

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

SITE DETAILS	
Site Reference Number	SHLAA/190
Site Name	
Location/Address	<i>Ridlands Farm, Canterbury</i>
Greenfield/PDL/Mixed	Greenfield
Proposed Use	Residential
Site Area	9.2hct

SHLAA/190



Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/190



Photos of site



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



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

Description of Site:	Large farmland area with hedges on several boundaries
Current Use:	Farmland
Surrounding Uses:	Residential areas, site adjacent to Kent & Canterbury hospital, Canterbury bowling club and Simon Langton grammar school
Character of Surrounding Area:	Residential areas surrounded by countryside and large areas of farmland. Local services including Kent & Canterbury hospital, Canterbury bowling club and Simon Langton grammar school adjacent to site
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	<p>CA/02/01277- Adjacent to South of Orchard residences, Kent & Canterbury hospital - COU from agricultural land to temporary hospital car parking – Granted 10.1.03</p> <p>CA/08/01160 – Continued use for land as staff car parking – Granted 2.10.08</p> <p>CA/01/00280- Land rear of South Canterbury Road, Canterbury – Erection of clubhouse with associated parking</p> <p>CA/06/00068 –Canterbury Bowls Club, South Canterbury Road, Canterbury – Erection of log cabin- Granted 29.3.06</p> <p>CA/09/00278 - Canterbury Bowls Club, South Canterbury Road, Canterbury – Extension to club house for storage – Granted 26.3.09</p> <p>Part of the site is allocated for health facilities</p> <p>Part of site is protected from development for future use as playing fields</p>
Potential site Capacity: as proposed	Approx 150 dwellings
Calculated by CCC at x units / ha	

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u> Special Landscape Area	The site is in an Area of High Landscape Value. Regionally Important Geological Site to the NW.
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	No
C - Is the site in or adjacent to a settlement?	Yes
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	Yes
CONCLUSION:	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>10 minutes walking distance</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>Convenience store only. Just over 800m to primary school</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>10 minutes to employment 10 minutes to health centre/KCH 10-20 minutes to secondary school 20 minutes to town centre</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>The site only has a boundary with the highway at Stuppington Lane which is not suitable for significant increase in traffic. Between the junctions with Juniper Close and South Canterbury Road, Stuppington Lane is one vehicle wide with a marked cycle lane on the south bound side of the road. The junction with South Canterbury is inadequate for large increase of traffic on Stuppington Lane. Site is remote from amenities and would need a very robust travel plan to reduce the need to travel to make the site acceptable.</p>

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

<ul style="list-style-type: none"> • Highway capacity 	
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>No main services on site, however existing within adjacent area</p> <p>None</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Contaminated land assessment due to previous farm use</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>Contaminated land assessment due to previous farm use</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>Contaminated land assessment due to previous farm use</p>
<ul style="list-style-type: none"> • Topography 	<p>The site is fairly level descending to a slope on the southern end</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>Not within a flood zone</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>The site is within the AHLV An archaeological evaluation</p> <p>Part of the site is protected in the Local Plan for future use as playing fields.</p> <p>Agricultural Land Classification: likely to be Grade 2</p>
<p>If yes, how and when can the constraint be overcome?</p>	

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

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<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape – Any development would have fit in with the existing residential areas.</p> <p>Landscape – A landscaping scheme would be required</p> <p>Trees – A tree survey would be required</p> <p>Conservation area – None</p> <p>Historic parks & gardens – None</p> <p>Listed buildings and SAMs – None</p> <p>SCNI – Potential for protected species to be present. Ecological surveys will be necessary</p>
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IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	
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**Strategic Housing Land Availability Assessment
Site Assessment Form**

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

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

SITE DETAILS	
Site Reference Number	SHLAA/193
Site Name	
Location/Address	Land adjacent to Gorsefield, Giles Lane, Canterbury
Greenfield/PDL/Mixed	Greenfield
Proposed Use	Residential
Site Area	0.49 hct

SHLAA/193



Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/193



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



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

Description of Site:	Grassed area with areas of earth mounds and spoil
Current Use:	The area is being used for storage of materials with a grassed area for recreational use. The site provides a visual amenity for local residents
Surrounding Uses:	Several residential properties Private school Kent university within close proximity Playing fields
Character of Surrounding Area:	Residential properties alongside the entrance road into the university Areas of grassland and fields for amenity use by local residents and university students
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	CA/00/00640 – Erection of 14 dwellings and refurbishment of Gorsefield house for dormitory residential use. Refused 8.11.00 Reasons for refusal - The proposed development would be outside any town or village boundary and would therefore be contrary to Policy. The proposed development would detract from the rural character of the area and the undeveloped nature of the valley slopes overlooking and forming the setting of the City of Canterbury. CA/02/00826 – Extension to girls boarding accommodation – Granted 7.8.02 CA/07/00782 – Renewal of CA/02/00826- Granted 23.7.07 CA/10/00528 – New planning permission to replace CA/07/0782- Granted 14.5.10
Potential site Capacity: as proposed	14 dwellings
Calculated by CCC at x units / ha	

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

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

IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Yes, 400 to 600 metres</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>The University medical centre is located east to the site and there is a convenience store on the university campus. Primary school further.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>10 to 20 minutes to secondary school 10 to 20 minutes to employment centre Under 10 minutes to health centre Over 30 minutes to K & C hospital 10 to 20 minutes to town centre</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Giles lane is narrow and has capacity problems at peak times. The junction with St Thomas' Hill is tight and any vehicle waiting in Giles Lane to turn out blocks the junction for traffic turning in. Junction is substandard and not possible to improve with land in applicant's control. Site is close to amenities at the university and Blean school.</p>
<ul style="list-style-type: none"> • Highway capacity 	

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply 	<p>Within existing adjacent area</p> <p>None</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Nothing required for environmental protection department</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>None known</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>None known</p>
<ul style="list-style-type: none"> • Topography 	<p>Mainly level site</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>Not within a flood zone</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>An archaeological evaluation would be required. Potential for protected species to be present. Ecological surveys will be necessary. The site borders the SNCI Great River Stour.</p> <p>Agricultural Land Classification: non - agricultural</p>
<p>If yes, how and when can the constraint be overcome?</p>	<p>An archaeological evaluation would be required. An ecological survey would be required.</p>

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

IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape – Whilst located outside a settlement there is existing development surrounding the site- residential and school/university.</p> <p>Landscape – The loss of the undeveloped playing field would impact on the landscape. The site would represent infill development. The site is within an Area of High Landscape Value.</p> <p>Trees – There are numerous trees and hedges around the site. A tree survey would be required.</p> <p>Conservation area – Not within a conservation area.</p> <p>Historic parks & gardens – No</p> <p>Listed buildings and SAMs – No</p> <p>SCNI – Potential for protected species to be present. Ecological surveys would be required.</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>A landscaping condition would be appropriate to assess the impact of development. A condition relating to site landscaping could help to reduce the impact of the development and provide screening.</p>

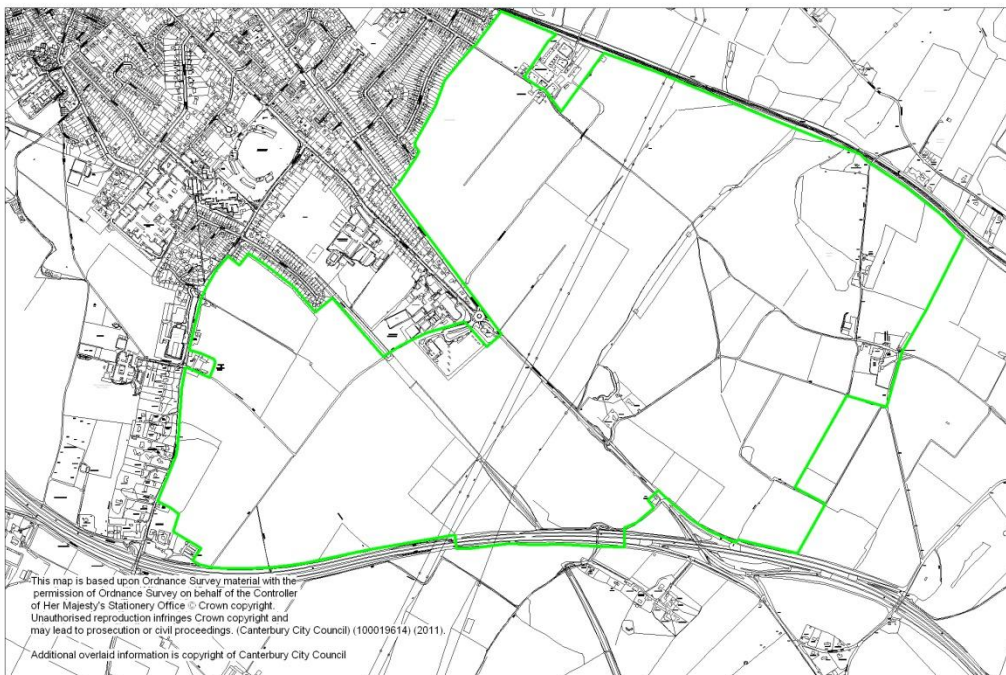
IF THE NATURE AND SCALE OF THE IMPACT ON AMENITY IS SUCH THAT IT CANNOT BE SATISFACTORILY MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

SITE DETAILS	
Site Reference Number	SHLAA/206
Site Name	Land in the south east quadrant of Canterbury (Barton)
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	Mixed Use
Site Area	320 ha

**This SHLAA submission includes the land the subject of SHLAA075
(Nackington Road).**

SHLAA/206



Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/206



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



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

Description of Site:	A site of 320ha, comprised largely of open farmland, bounded by the A2 to the south-west; Hode Farm to the south-east; the Dover-Canterbury railway line to the north-east and the urban boundary of Canterbury to the north-west.
Current Use:	Largely comprised of agricultural land, with some areas of open space. Includes the current Park & Ride site at Old Dover Road, and land allocated in the CDLP 2006 for a college campus (Nackington Road) and business park (Little Barton Farm)
Surrounding Uses:	Largely residential to the north, with a mix of other urban uses – school; hospital; business uses; park& ride; etc. Largely rural uses to the south and east – primarily farmland. Village of Bridge lies approximately 2km to SSE.
Character of Surrounding Area:	Largely rural character to the south and west; “urban fringe” city edge to north and west.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	Area subject of numerous development proposals over the years, but only two sites allocated in CDLP 2006 - Little Barton Farm business park allocation and Nackington Road college campus allocation.
Potential site Capacity: as proposed	3500 dwellings, together with 20ha of employment land, commercial & leisure uses, possible park& ride site
Calculated by CCC at x units / ha	

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No.
<u>Category 2: Local</u> Special Landscape Area	Area of High Landscape Value
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	Yes – Little Barton Farm business park allocation (ED9) and Nackington Road college campus allocation (C19) in CDLP 2006. These allocations will be reviewed as part of this Local Plan process.
C - Is the site in or adjacent to a settlement?	Yes.
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	No – adjacent to main urban area of the district.
CONCLUSION:	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	Yes.

IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No.</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Yes.</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store, a primary school and a GP surgery. 	<p>Most of the site falls within this category.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Yes.</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>This is a major development which has the potential to provide a significant amount of new infrastructure on the strategic road network and in the city provided that the issues of trip generation and congestion can be addressed. A development of this size would be expected to provide a new junction on the A2 to replace the existing Bridge interchange. A bus rapid transit system between the site and the city will help to make the site more sustainable. The site area includes the existing Park & Ride site which could be relocated closer to A2.</p> <p>Traffic flow and the signalled junctions</p>
<ul style="list-style-type: none"> • Highway capacity 	

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

	<p>on Nackington Road, Old Dover Road and New Dover Road will need to be assessed as they are approaching capacity at peak times. The site will need to include sufficient amenities to reduce the need to travel.</p>
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>Line of power line pylons runs NNE to SSW across part of the site.</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Air Quality Assessment, Noise Assessment and Contaminated Land Assessment. (Probably a full EIA will be required for this site).</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>None known.</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>None known.</p>
<ul style="list-style-type: none"> • Topography 	<p>Largely flat or gently undulating.</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>No.</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Archaeology - field survey assessment evaluation required.</p> <p>Site located in Area of High Landscape Value – landscape impact assessment required.</p> <p>Agricultural Land Classification: Grade 1 and 2</p>

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

<p>If yes, how and when can the constraint be overcome?</p>	
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IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>This area has been identified by previous Local Plan Inspectors as being a less sensitive part of the AHLV. However, a development of the scale suggested by this proposal would still require major design input to ensure that the key characteristics of the landscape were retained as part of any development scheme.</p> <p>Gate Inn/Winters Farmhouse Grade 2 listed.</p> <p>Potential for protected species to be present. Ecological surveys will be necessary.</p>
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IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Potentially traffic noise; overhead power lines in some locations – to be considered.</p>
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IF THE NATURE AND SCALE OF THE IMPACT ON AMENITY IS SUCH THAT IT CANNOT BE SATISFACTORILY MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

SITE DETAILS	
Site Reference Number	SHLAA/209
Site Name	The Garth St Stephen's Road, Canterbury
Greenfield/PDL/Mixed	<i>PDL</i>
Proposed Use	Residential
Site Area	0.1 hct

SHLAA/209



Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/209



Eastern end of site

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

Description of Site:	The site is on St Stephens Road and is a level site within the urban area of Canterbury.
Current Use:	Site is owned by Stage Coach and is used for the parking of buses particularly at night.
Surrounding Uses:	The site is bounded by the Great Stour river to the south and has a strong tree belt along the river's edge. There are residential uses to the north, east and west. Further to the north east is the Kings' School leisure centre
Character of Surrounding Area:	The site is within a largely residential area, and is within close proximity of the high speed railway station. It is a riverside location and backs onto the bus company island local nature reserve.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	Site is already allocated for residential development 5 units CA/07/1565/FUL Erection of 14 flats in two buildings Outline application Refused 21/12/07 – Flood risk assessment required not provided????
Potential site Capacity: as proposed	15
Calculated by CCC at x units / ha	LP allocation xx units

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	
<u>Category 2: Local</u> Special Landscape Area	
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	Existing Residential allocation
C - Is the site in or adjacent to a settlement?	Within Canterbury urban area
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	Yes
CONCLUSION: Site not suitable for housing at this stage existing policy objections	Further assessment required.
Site may be suitable - continue to Stage 2	

IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	Yes
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	Yes
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	yes
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	yes
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access • Highway capacity 	<p>This site is currently used as a bus depot / parking and is supporting a similar number of traffic movements as would be generated by this development. The site is close to bus, rail and cycle routes and is very close to city centre.</p>

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>Services are adjacent to the site.</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Possible contamination associated with current use as bus depot. Contaminated Land and road noise assessments.</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>None known</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>None known</p>
<ul style="list-style-type: none"> • Topography 	<p>Level site</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>Within flood risk area</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Possibly given historic use of mills in the area Archaeology – evaluation required Agricultural Land Classification: Urban</p>
<p>If yes, how and when can the constraint be overcome?</p>	

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

IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>No</p> <p>However, need to consider impact on protected species if they are present on nature reserve adjacent site. River is an SNCI LWS</p> <p>Significant bat roost in adjacent property, ecological advice must be sought</p> <p>The site is located within the Canterbury City Conservation Area.</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>No</p>

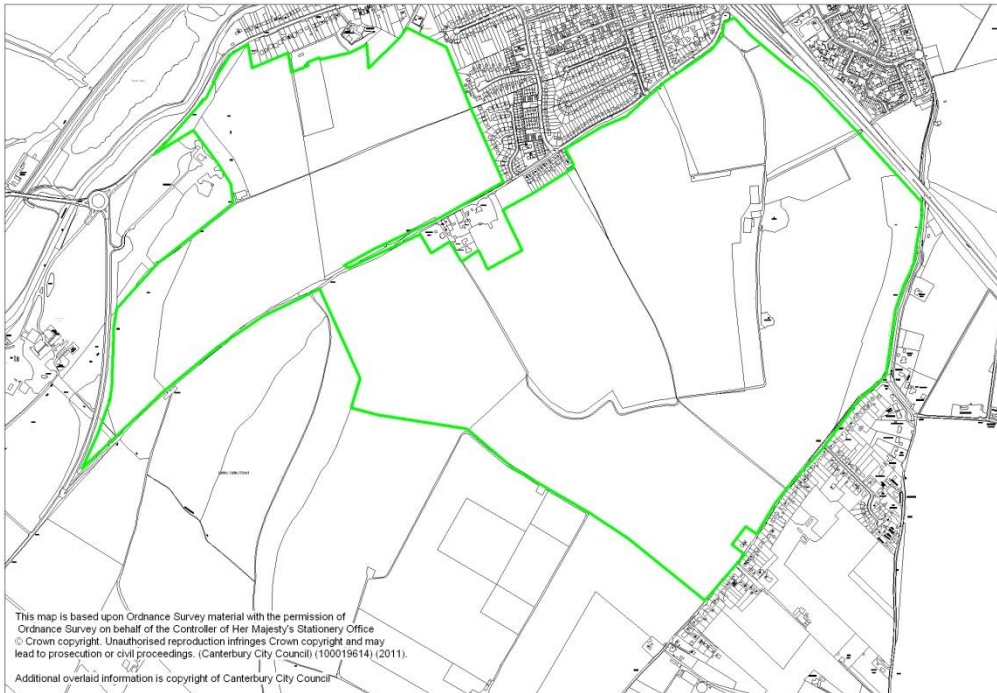
IF THE NATURE AND SCALE OF THE IMPACT ON AMENITY IS SUCH THAT IT CANNOT BE SATISFACTORILY MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

SITE DETAILS	
Site Reference Number	SHLAA/210
Site Name	Land at and adj Cockerling Farm
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	Residential
Site Area	154 ha

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

SHLAA/210



Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/210



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

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

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	SSSI <u>adjacent</u> to site (Larkey Valley Woods)
<u>Category 2: Local</u> Special Landscape Area	Adjacent to SLA. Site partly located in SLA at Milton Manor.
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	No.
C - Is the site in or adjacent to a settlement?	Yes.
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	No – site adjacent to main urban area in the district.
CONCLUSION:	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	Yes.

IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No.</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Limited part of site falls within this category.</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store, a primary school and a GP surgery. 	<p>Limited part of site falls within this category.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>20 to 30 minutes to secondary school, health centre & town centre. 30 minutes to employment Over 30 minutes to Kent & Canterbury Hospital</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>This is a major development which has the potential to provide a significant amount of new infrastructure on the strategic road network and in the city provided that the issues of trip generation and congestion can be addressed. The site has a boundary with the highway at A2, Hollow Lane, Cockerling Road, Milton Manor Road and A28 Ashford Road. Neither Cockerling Road nor Hollow Lane is suitable for additional traffic without significant widening which will alter the strategic road network. An access utilising and altering the A2 off slip has been discussed but the effect of significant additional traffic at the traffic</p>
<ul style="list-style-type: none"> • Highway capacity 	

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

	<p>signal junction has not yet been resolved. Accesses onto Ashford Road or Milton Manor Road would be possible and both roads have capacity at the site location, but a significant proportion of the traffic generated would be likely to travel towards Canterbury and would need to be accommodated within the signals at Thanington and along Wincheap which is already at capacity.</p> <p>The developer would need to demonstrate a robust travel plan including how a bus rapid transit system could be developed from the site to the city centre.</p> <p>The site is remote from existing bus cycle and rail facilities and any local amenities.</p>
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>Would need to be provided on site, consultation would be required with all the service providers</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Air Quality Assessment, Noise Assessment and Contaminated Land Assessment.</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>None known.</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>None known.</p>
<ul style="list-style-type: none"> • Topography 	<p>Significantly sloping and undulating in parts of the site. However, this is likely to be a detailed design issue, rather than an issue of whether development can take place. The new part of the site added (at Milton Manor) is particularly sensitive to views from west.</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>No.</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Archaeology - field survey assessment evaluation required.</p> <p>Site located in Area of High Landscape Value – landscape impact assessment required.</p>

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

	Agricultural Land Classification – Grade 1-3
If yes, how and when can the constraint be overcome?	Sensitive part of AHLV, particularly the land subject of SHLAA70. This is noted in the revised Canterbury Conservation Area Appraisal in 2010.

IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Potential for protected species to be present. Ecological surveys will be necessary. Directly adjacent to SSSI designated woodland.</p> <p>The Old Manor, a Grade 2 Listed building is located on Cockering Road.</p> <p>The site is within the Area of High Landscape Value.</p>
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**Strategic Housing Land Availability Assessment
Site Assessment Form**

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

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

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

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