

Canterbury City Council - SHLAA-Strategic-Housing-Land-Availability-Assessment - (used in Local Plan) May 2014

Site Ref	Planning Application	Address	Stage 1: Policy	Stage 2: Suitability	Sustainability Appraisal	Decision	Reasons
SHLAA/004		Land at Cockerling Road, Canterbury				Excluded	The site is located on the urban-rural fringe of west Canterbury. Development of the site is thought would have minor negative effects on sustainable living but a positive effect on housing. It has been judged that the effect on transport would be minor negative as whilst Cockerling Road has capacity for some additional traffic, and the site is in walking distance of public transport, access to local services within 800m is assessed as being poor (convenience store). There could also be significant negative effects on the countryside and land use (AHLV & greenfield) and biodiversity (<1km of SSSI & potential for protected species).
SHLAA/070	CA/15/01479	Land at Cockerling Farm, Cockerling Lane				Excluded	The site is located on the urban fringe, south-west of Canterbury. The scale of the proposals is thought would have significant negative effects on sustainable living (upto1000 units) but a positive effect on housing and the economy. It is judged that the effect of transport would be significantly negative as Cockerling Road has inadequate capacity for additional traffic, parts of the site are not in walking distance of public transport and access to local services within 800m is assessed as being reasonable (convenience store, primary school & doctors slightly further) but could be improved by the proposals. There could also be significant negative effects on the countryside (AHLV); and biodiversity (adjacent to SSSI). Two major issues - the impact on the setting of the City of Canterbury (as a result of the topography of the site), and the difficulty of delivering sustainable transport measures serving the site.
SHLAA/210	CA/15/01479	Land at and adjacent to Cockerling Farm				Excluded	The site is located on the urban fringe, south-west of Canterbury. The scale of the proposals is thought would have significant negative effects on sustainable living (upto1000 units) but a positive effect on housing and the economy. It is judged that the effect of transport would be significantly negative as Cockerling Road has inadequate capacity for additional traffic, parts of the site are not in walking distance of public transport and access to local services within 800m is assessed as being reasonable (convenience store, primary school & doctors slightly further) but could be improved by the proposals. There could also be significant negative effects on the countryside (AHLV); and biodiversity (adjacent to SSSI). Two major issues - the impact on the setting of the City of Canterbury (as a result of the topography of the site), and the difficulty of delivering sustainable transport measures serving the site.

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SHLAA/106		Cockering Road, Canterbury				Excluded	The site is located on the urban fringe, west of Canterbury. The scale of the proposals (480 units) is thought would have significant negative effects on sustainable living but positive effects on the housing and the economy. It is judged that the effects on transport would be significantly negative as the A28 Wincheap experiences capacity problems and although the site is in walking distance of public transport; access to local services within 800m is assessed as being very poor (none) although this could be improved through the proposals. There could also be significant negative effects on the countryside (AHLV); and biodiversity (<1km of SSSI).
SHLAA/137		Cockering Road, Thanington, Canterbury				Excluded	The site is located on the urban fringe of south Canterbury. The scale of the proposals (1000 units) is thought would have significant negative effects on sustainable living but positive effects on housing and the economy. It is judged that the effects on transport would be significantly negative as Cockering Road and the A28 Wincheap have limited capacity to accommodate major development and although the site is in walking distance of public transport, access to local services within 800m is assessed as being very poor (none) but this could be improved by the proposals. There could also be negative effects on the countryside (AHLV & adjacent to SLA); and biodiversity (adjacent to SSSI).

	Green: Sites considered as having broadly more positive effects on the SA objectives. These sites may still have some negative effects that would need to be addressed.
	Amber: Sites considered as having a genuinely mixed performance against SA objectives. It may be possible to mitigate some of the negative effects so that development has a better balance of positive and negative effects.
	Red: Sites considered as having broadly more negative effects on the SA objectives. These sites may have some positive effects but should genuinely not be brought forward for further assessment.

It is proposed that that the sites will be reviewed by the Council on an annual basis, so as to maintain a five-year supply of deliverable housing sites, in line with National Planning Policy.

Canterbury City Council  
[Strategic Housing Land Availability Assessment \(SHLAA\)](#)

