

MOUNTFIELD PARK, SOUTH CANTERBURY ILLUSTRATIVE MASTER PLAN



- Mix of house types including 30% affordable housing to meet local need
- Long distance views from Ridge Park to Cathedral
- Proposed 'Ridge Park' adjacent to existing homes
- Reinforced tree planting along prominent ridge
- Sustainable drainage swales
- Building setback to mirror existing homes
- Phase 1 courtyard housing to include orchards
- Opportunity for elderly persons housing overlooking square
- New primary school
- Public square as an entrance feature to northern neighbourhood
- Small scale offices and local shops
- Soft green edge to Nackington Road to mirror existing homes opposite
- Community Hub to include shops, health centre, homes, employment, and community centre
- Bus gate to restrict access to Nackington Road
- Proposed Fastbus route
- New Primary School
- Community Playing Fields
- Remnants of Nackington Park to be retained
- Screening and acoustic mitigation along the A2
- Proposed community allotments
- Local centre to include convenience store
- Former railway route retained as ecological habitat
- New A2 junction designed to Highways England requirements
- Screen planting along railway
- Barton Business Park and listed cottages retained
- New sports pitches with pavilion and community hall
- Attenuation ponds for natural drainage to create attractive landscape
- Lower density housing
- Bus route within walking distance of all homes
- North Downs Way to be integrated into layout
- Orchard retained for community use
- Existing woodland retained and enhanced
- Modern homes in woodland setting
- Screen planting to development edge
- Existing landscape features and important habitat protected
- Improvements to New Dover Road
- New employment opportunities
- Site for new Kent and Canterbury Hospital
- 1000 space park and ride accessible to A2 and New Dover Road

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