

Site 3: Kingsmead (Phase 2), Canterbury

Developers

Canterbury City Council

Size

28.8 hectares

Services

All

Site Description

The Kingsmead area is located on the north eastern edge of Canterbury within 5 minutes walking distance of the City Centre boundary and 10 minute walking distance from the retail core. It comprises an area of approximately 28.8 ha (71.2 acres) which has been designated a regeneration zone in the draft revised Local Plan. It represents the most significant major development opportunity within the Canterbury urban area.

The area comprises a mix of land uses and activities located on either side of the River Stour, including, open space and playing fields, leisure centre, supermarket, depot and coach park, surface car parks, Victorian primary school, some housing and retail uses. Kingsmead is surrounded by a mix of uses – predominantly residential to the west and north and community, education, retail and employment to the east and south.

Planning situation

The component sites are packaged according to a number of factors including speed of assembly/delivery and funding. To date Package A (comprising mostly residential) is consented and is currently being delivered. Package B (comprising mix of development uses including commercial, across 3 sites) is set to follow within the next few years.

Policy TC 13 – a Regeneration Zone is designated for the redevelopment of Kingsmead and Riverside area. Development appropriate for this Regeneration Zone includes a mix of cultural, leisure and recreation facilities, housing, business, open space and education, and the relocation of existing uses already in the zoned area.

Availability

2010

Contact

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