

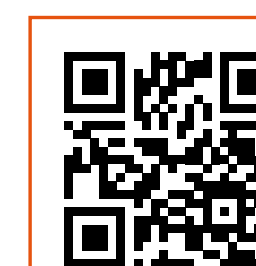
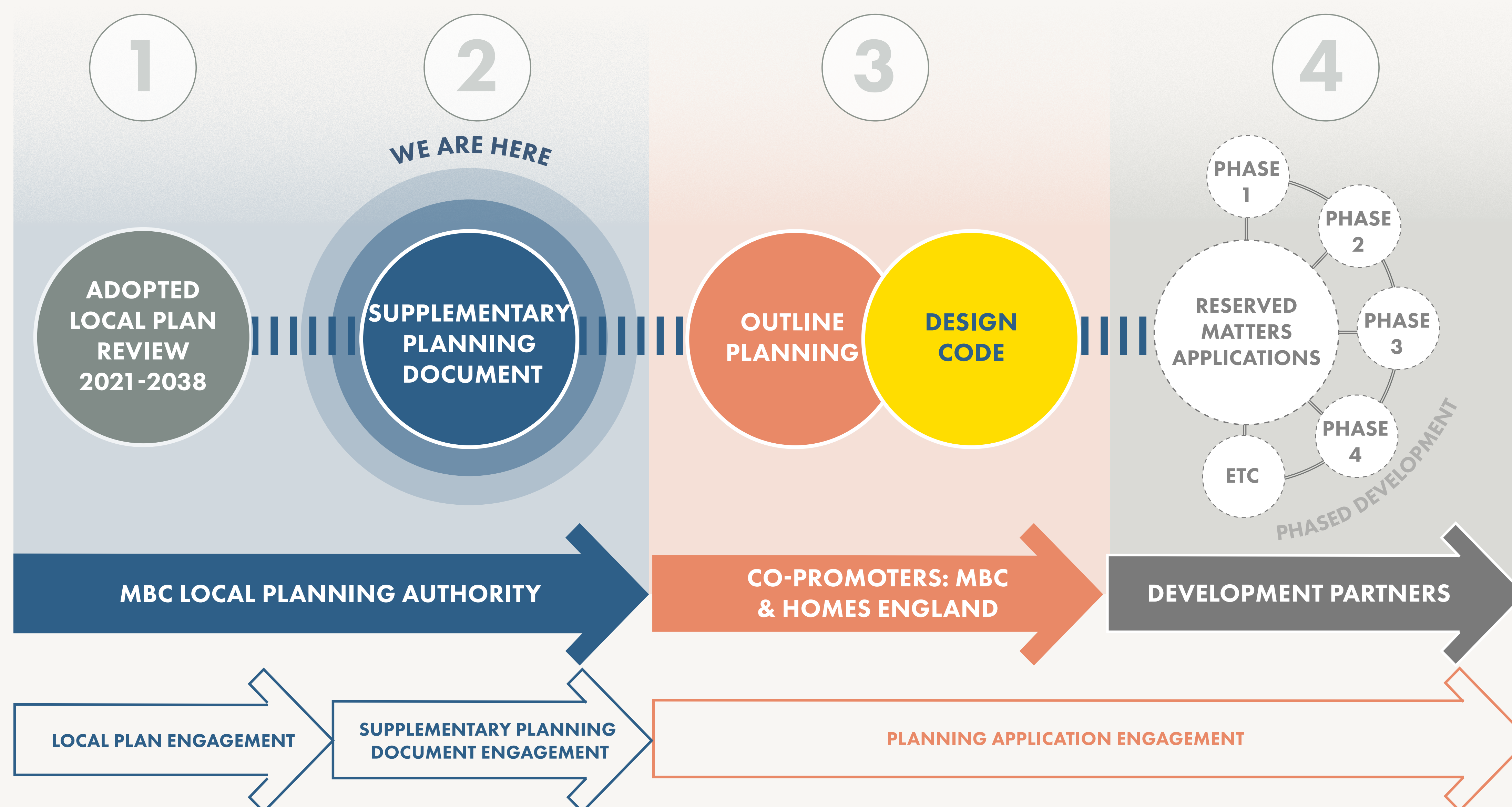


Heathlands Garden Community

Welcome

The process begins with the **Local Plan Review**, which sets the strategic framework for growth in the area. This informs the creation of a Supplementary Planning Document (SPD), which provides more detailed guidance specific to Heathlands.

Once the SPD is in place, it shapes the Outline Planning Application, which sets out the broad principles for development. If the Outline Application is approved, more detailed proposals will follow through Reserved Matters Applications.



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Heathlands Garden Community

Planning Process

Maidstone Borough Council has begun to prepare a Supplementary Planning Document (SPD) for Heathlands, which will provide guidance to facilitate the delivery of the new community as set out in the Local Plan Review (adopted March 2024).

We are here

What is a SPD?

A SPD is a document that will be prepared by the council and will provide guidance to support the Local Plan Review policy for Heathlands. A SPD is a material consideration in determining planning applications.

What will be in the SPD?

The SPD will set out a vision and objectives for what is expected from the Garden Community.

It will contain a set of plans – establishing a 'Spatial Framework', which provides a high-level, illustrative overview of how the site

could be developed. This will set broad spatial parameters and general design principles, such as the likely location of open spaces, indicative road connections, and where areas of development may be constrained.

The Spatial Framework together with additional guidelines and principles will be used during future stages of work.

The SPD is not intended to set out a fixed or rigid design for the site, but is a useful tool to provide additional guidance that can inform and influence the preparation of future planning applications.

What will come forward after the SPD?

After the SPD has been adopted by the Council, planning applications will then be prepared to set out how the site is proposed to be developed.

It is anticipated that an Outline Planning Application will be prepared using the policies, guidelines and principles set out in the Local Plan Review and SPD. This will provide greater certainty around key components, such as the proposed location of key land uses, the alignment of key streets, access points and the extent and location of open spaces.

While still not fully detailed, the Outline Planning stage will provide a clear proposal and this would be followed by Reserved Matters applications, where the detailed design of the buildings, streets and landscaping will be submitted to the Council for approval.

Only after all details have been considered and approved can construction start.



Next steps

Heathlands Garden Community SPD process

Winter 2024 - Spring 2025

Stage 1 – Early engagement with local community and key stakeholders

Stage 2 – Preparation of draft SPD by Maidstone Borough Council

Summer/Autumn 2025

Stage 3 – Formal public consultation on the draft SPD document

Stage 4 – Preparation of final SPD document

Winter 2025

Stage 5 – Adoption of the SPD

Winter 2025/Spring 2026

Outline Planning Application early engagement by Homes England and Maidstone Borough Council begins



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Heathlands Garden Community

Vision & Development Principles

The Vision and Development Principles:

In March 2022, Homes England and Maidstone Borough Council (MBC) began working with the community regarding the allocation of Heathlands within the Local Plan Review process. This engagement was designed to keep local people informed about the proposed development and to listen to their views and gather feedback on the planning policy proposal.

To ensure the development aligns with the MBC Local Plan Review and reflects both local priorities and planning objectives, initial Vision and Development Principles were established. These principles, which currently form the project's foundation, will be continuously refined based on ongoing progress, community feedback, and emerging opportunities.

Questions for consideration:

- Do the Vision and Development Principles reflect your aspirations for Heathlands?
- How could the principles be improved to better reflect your aspirations for Heathlands?
- Is there anything you feel is missing from the principles?

Our Vision:

Rooted in garden village design principles, Heathlands will be a new settlement that creates a genuinely sustainable, mixed and balanced community. The site will provide approximately 5,000 homes including affordable homes, with expansive area of green space and local parks, community spaces and existing woodlands.

A settlement that brings together the old and new, Heathlands will provide an opportunity for sustainable growth, connectivity and economic diversity. It will be designed sensitively in order to meet the needs of new and existing residents, creating landscaped areas that will have a wide range of uses for the whole community.



The Development Principles:

Active and vibrant place

There will be new local jobs, community facilities, schools, cafés, shops, and leisure facilities set in high-quality public spaces creating an active and vibrant place with enhanced biodiversity.

Health and wellbeing

To facilitate healthy lifestyles, high-quality connected landscapes and green infrastructure will provide spaces for exercise, sport, play, walking, cycling, and leisure, sitting alongside facilities for growing food and managing flood risk.



Sustainably designed

Pedestrians, cyclists and public transport will be prioritised providing sustainable travel opportunities with convenient and safe linkages within Heathlands, to surrounding communities and to community facilities, jobs and leisure. There will be a sensitive transition between the National Landscape and Heathlands, with a heathland landscape and strong planting in the northern parcels, along with landscaped spaces for village greens, parks, commons and naturalistic green spaces throughout.

Well connected

A new Heathlands rail station along the Ashford-Maidstone line will achieve a wider sustainable connected network, providing opportunities for residents and businesses along the A20 corridor.

Good for the planet

The ambition is for Heathlands to align with Government's target of reducing emissions towards zero carbon by facilitating low carbon lifestyles through a range of measures, including the provision of sustainable travel options, construction using sustainable methods of design and use of on-site renewable energy generation.

Live and work

Homes will be provided for all stages of life with affordable provision and will be of a high-quality innovative design reflecting the local vernacular, incorporating its heritage and landscape character. Flexible business space and communal workspace facilities will be provided for new and established local companies and for those that reside locally.



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Heathlands Garden Community

Site Location

Heathlands is located in the east of the borough of Maidstone, bordering with Ashford borough, and falls mainly within the Lenham Parish Council area.

The site covers an area of approximately 330 hectares (815 acres), between the villages of Lenham and Charing. It is bound to the north by the A20, the M20 runs through the middle, with access from the former. The highspeed railway line runs parallel to the M20. An additional area of land is located to the south of the M20/ high speed railway line.



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Heathlands Garden Community

Policy Context

Local Plan Review adopted policy

Heathlands is allocated under Policy LPRSP4(A) in the Maidstone Local Plan Review 2021-2038 which was adopted by Maidstone Borough Council (MBC) on 20 March 2024. Within this document it outlines specific criteria for the Heathlands proposal that must be met in addition to other policies in the Local Plan Review.

This is supported in policy with a phasing plan to ensure homes and infrastructure are delivered together.



Homes & education

- **5,000 new homes** to be built.
- **40% affordable homes.**
- **New primary school** provision totalling seven forms of entry (FE).
- **New 6 forms of entry secondary school**



Community & employment

- **New health care and community facilities.**
- **One new district centre & two new local centres.**
- **5,000 new jobs.**
- **14 hectares of dedicated new employment land.**



Environment & travel

- **20% biodiversity net gain.**
- **New country park and town park.**
- **Due regard given to both on and around the site,** a range of designated and non-designated heritage assets.
- **New and extended bus routes.**
- **New rail station.**



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Heathlands Garden Community

Site Constraints & Considerations

Site constraints in design refer to things like existing buildings, utilities (such as water, electricity, and gas lines), or the shape and slope of the land. For example, a design might need to work around an existing structure, avoid underground pipes, or respond to an important designation such as ancient woodland.

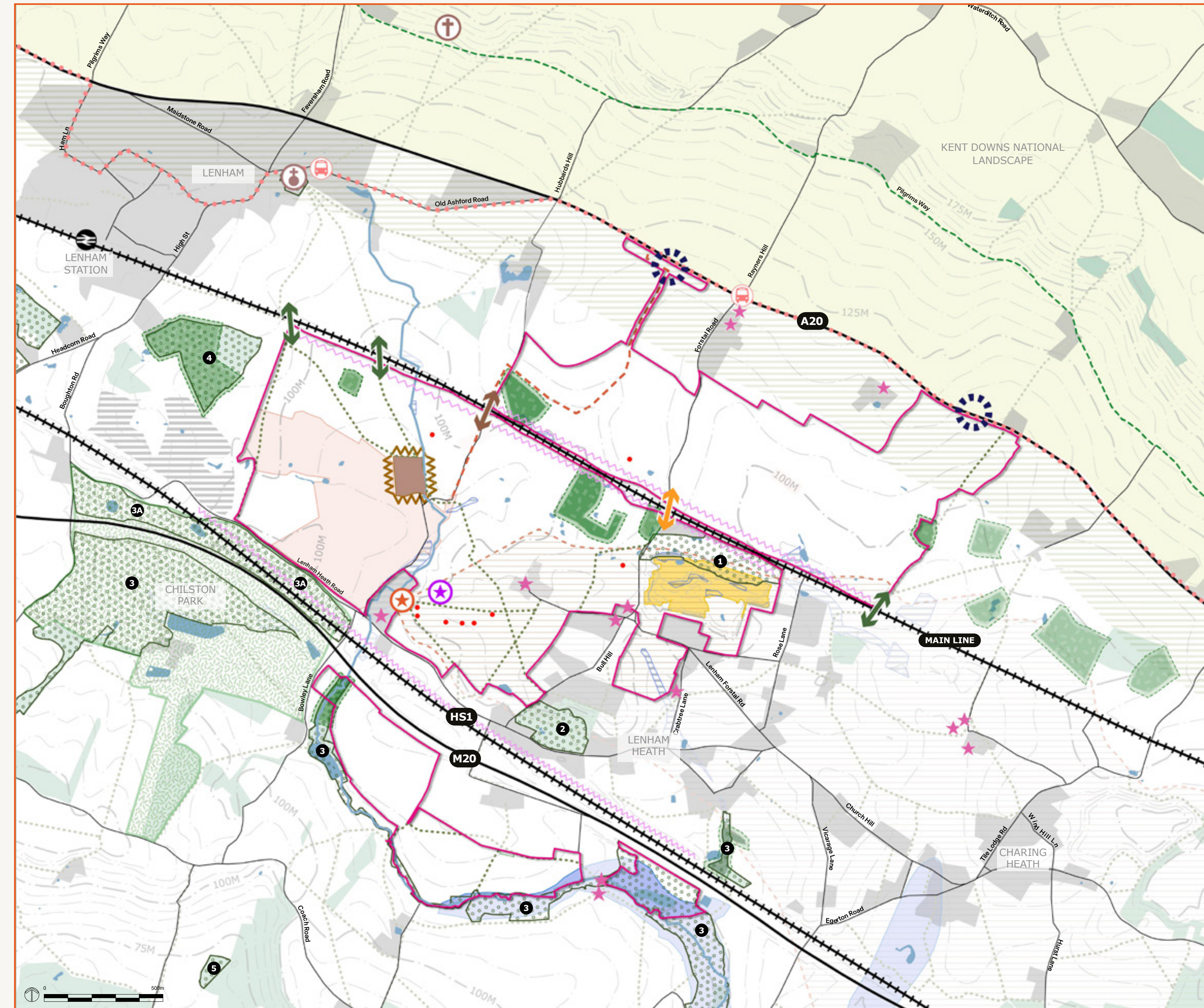
Our survey and technical work to date, along with the work carried out for the Local Plan Review, has helped identify a number of these site considerations and constraints, which are shown on the map here.

We continue to build our understanding of the site, through ongoing surveys, technical investigations and engagement with stakeholders and the community.

Please take some time to look at the mapped considerations and constraints and let us know your thoughts by responding to the questions provided.

Questions for consideration:

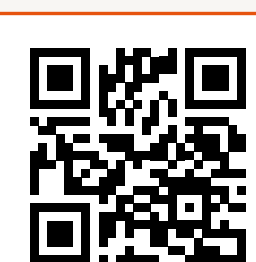
- Are there any site considerations that you think have been missed?



Constraints plan

Key

- Local Plan review site allocation boundary
- Existing settlement
- Green and Blue Infrastructure**
 - Woodland
 - Kent Downs National Landscape
 - 350m offset to National Landscape (LPRSP4a - 3E)
 - Ancient Woodland + 15m offset
 - Chilston Park - Grade II Registered Park and Garden
 - Local Wildlife Site
 - 1. Pasture and Ponds, Lenham Forstal
 - 2. Bull Heath Pit
 - 3. Lenham Heath and Chilston Park
 - 3A: Chilston Pines and Ponds (Heaths Countryside Corridor)
 - 4. Kiln Wood and Oxley Wood
 - 5. Foxden Wood, Egerton
 - Fluvial flood zones 2 & 3
 - Surface water flood risk
 - River Stour
 - Water body
- Movement and Infrastructure**
 - Railway station
 - Railway line
 - Strategic road network
 - Local road network
 - Potential noise source
 - Fixed vehicular access point from A20
 - Bus route 510
 - Bus stop
 - Pilgrims Way National Trail
 - Public right of way
 - Vehicular, cycle and pedestrian crossing over railway
 - Pedestrian crossing over/under railway
 - Private track with existing crossing over railway
 - Waste water treatment works
 - Indicative buffer to waste water treatment works
 - Solar farm
- Topography & Geology**
 - Lenham Quarry
 - Allocated Kent mineral site
 - Indicative haul route for allocated mineral site
 - Geological source protection zone
 - 5m contour
 - 25m contour
- Heritage and Context**
 - Grade II listed hill-figure war memorial - The Cross
 - Grade I listed Church of St Mary
 - Grade II* listed building
 - Grade II listed building
 - Protected military remains
 - Site of archaeological remains



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Heathlands Garden Community

Open Space & Landscape

This drawing shows how important green spaces and landscape features will help shape the future masterplan at later stages.

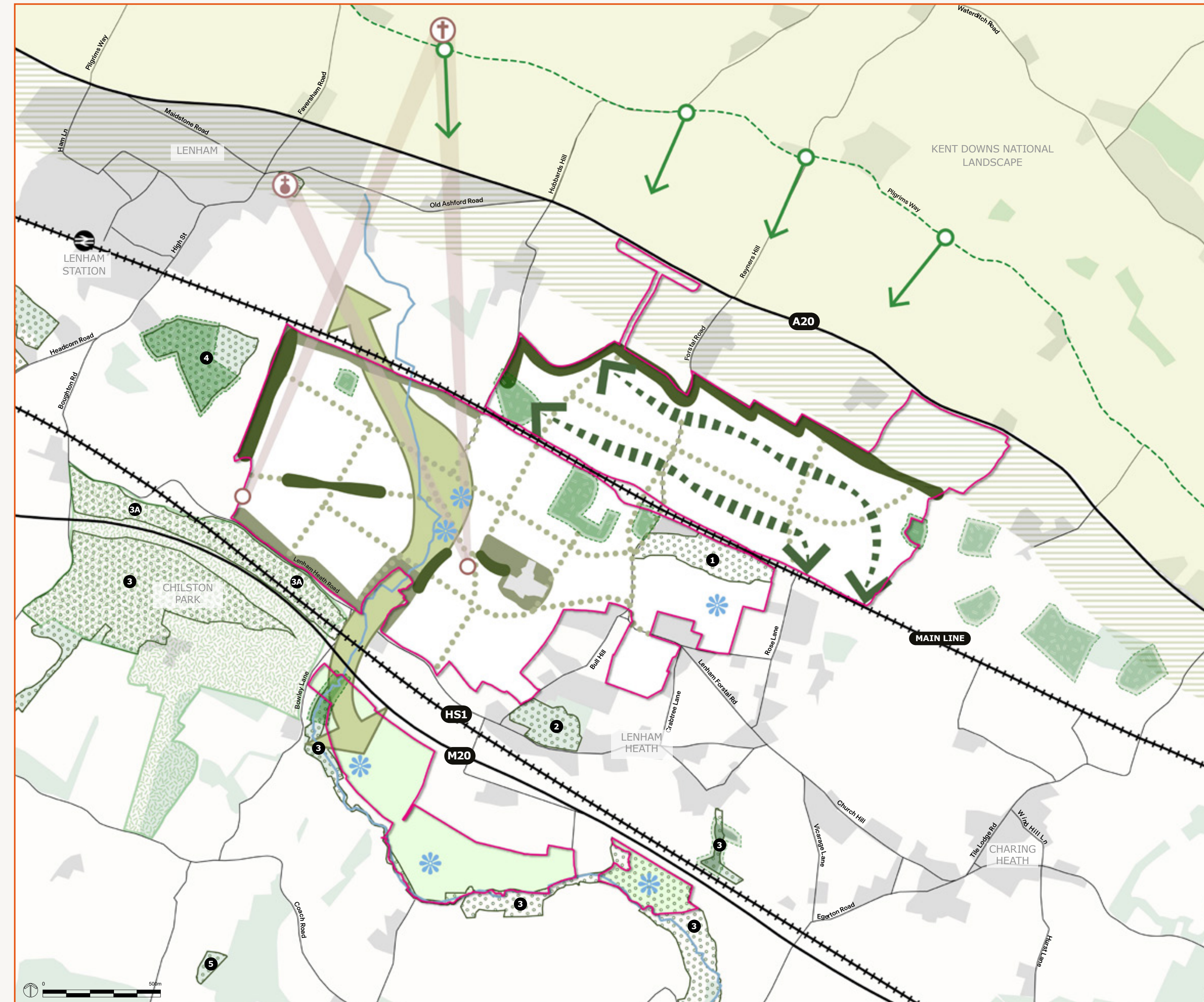
It highlights existing green areas that will be preserved and protected including ancient woodlands as well as potential new landscape features such as green edges and structural planting.

These elements will help the development feel part of the landscape and respond sensitively to views from the Kent Downs National Landscape as well as the settings of nearby historic sites.

The plan also shows early ideas for new green spaces and community facilities including a green corridor along the River Stour, a proposed country park and enhanced Public Rights of Way, making it easier for people to enjoy the outdoors.

Questions for consideration:

- Are there any trees or hedgerows on site that you really value?
- Are there any views into or out of the site that are particularly important to you?
- Are there any other open space features that are important to you?
- What would you like to see included in a country park?
- What would you like to see included in the town park?



The site's landscape plan

Key

Local Plan review site allocation boundary

Existing Features

- Existing settlement
- Woodland
- Kent Downs National Landscape
- Chilton Park - Grade II Registered Park and Garden
- Ancient Woodland + 15m offset
- Local Wildlife Site
 - 1. Pasture and Ponds, Lenham Forstal
 - 2. Bull Heath Pit
 - 3. Lenham Heath and Chilton Park
 - 3A: Chilton Pines and Ponds (Heaths Countryside Corridor)
 - 4. Kiln Wood and Oxley Wood
 - 5. Foxden Wood, Egerton
- River Stour
- Strategic road network
- Local road network
- Railway station
- Railway line
- Pilgrims Way National Trail
- Elevated view from Pilgrims Way National Trail (LPRSP4a - 3F i)
- Grade II listed hill-figure war memorial - The Cross
- Grade I listed Church of St Mary

Opportunities

- 350m offset to National Landscape (LPRSP4a - 3E)
- Proposed country park (LPRSP4a - 7A)
- Indicative location of strategic green corridor following the alignment of the River Stour
- Indicative landscape buffer
- Indicative structural planting
- Indicative east-west structural planting (LPRSP4a - 3B and C)
- Indicative green connection
- Indicative location of Sustainable Drainage System
- Indicative viewpoint from public right of way towards local landmark
- Indicative local landmark view corridor



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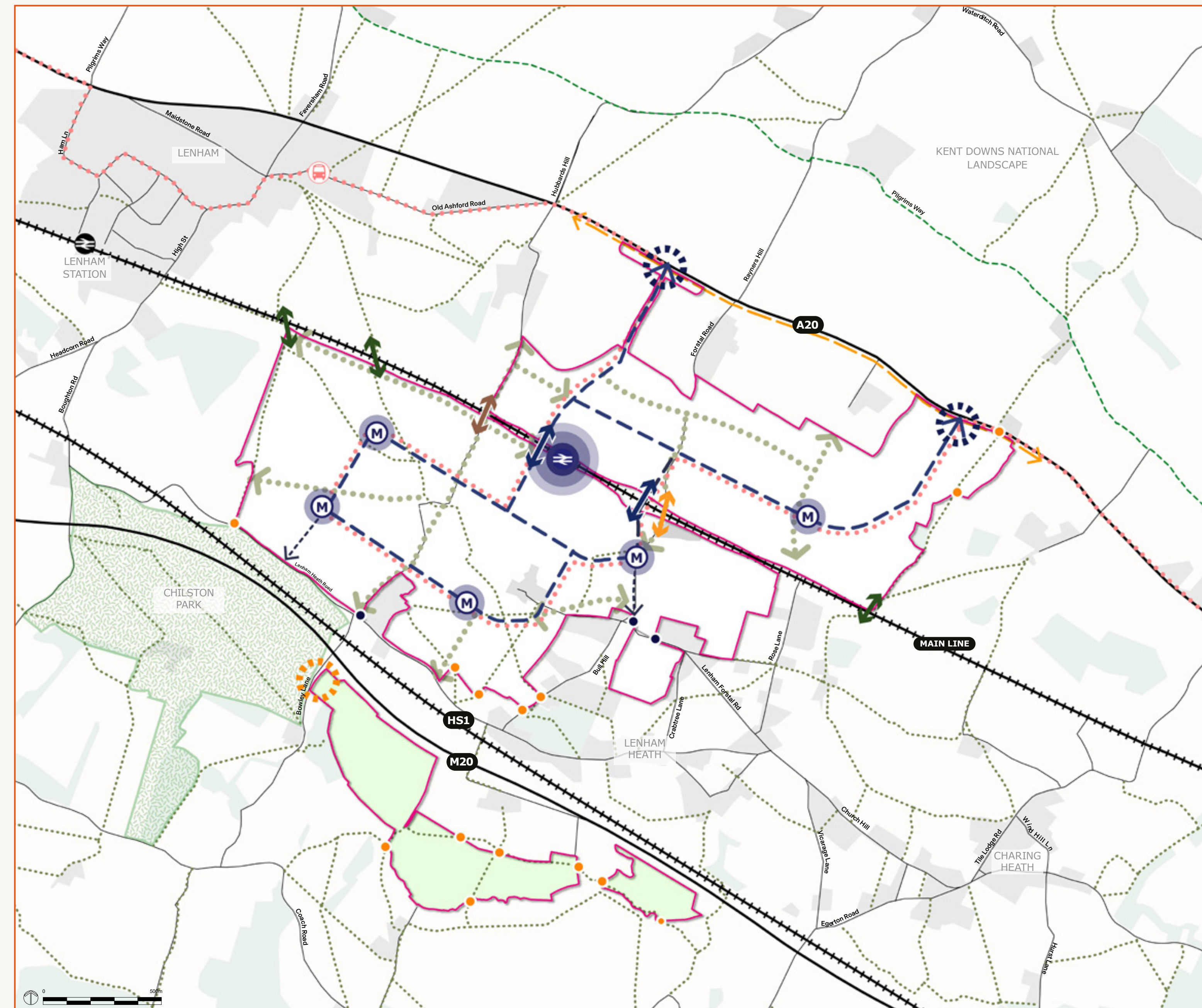
Movement & Connectivity

This plan shows how people will be able to move around the site, including key access points and routes for pedestrians, cyclists, vehicles, public transport and a new Heathlands Rail Station situated at the heart of the site to support sustainable travel. The location of the roads will be decided later, but we are establishing the principle of three connected loops that link into the site from the A20.

We are exploring the idea of mobility hubs, places where people can easily change between different types of transport, which could be located close to homes and local services, supported by green pedestrian routes.

A Transport Assessment (TA) will accompany the SPD, which will begin to explore the wider opportunities for active and sustainable travel including the public transport strategy and improvements to/provision of pedestrian and cycle routes off-site.

The SPD TA will also begin to review the off-site highways network considering the transport vision for the development, and will begin to consider the impact of the development and improvements that may be required. The aim of the SPD TA is to create the framework for the more detailed assessments required for the OPA.



Our plans for transport and infrastructure

Key

Local Plan review site allocation boundary

Existing Features

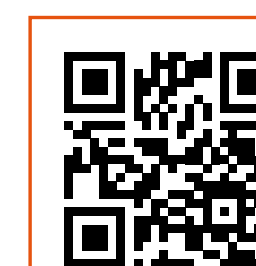
- Existing settlement
- Woodland
- Chilton Park - Grade II Registered Park and Garden
- Strategic road network
- Local road network
- Existing connection to the local road network
- Railway station
- Railway line
- Public right of way
- Pilgrims Way National Trail
- Bus stop
- Pedestrian access to the site
- Existing bridge over railway to be used for pedestrian and cycle movement only
- Existing pedestrian crossing over/under railway
- Private track with existing crossing over railway

Opportunities

- Indicative principle movement corridor
- Indicative connection to existing road network
- Indicative secondary connection to existing road network
- Indicative location of new bridge over railway line (all modes)
- Indicative extension of bus route 510 from the A20
- Indicative pedestrian and cycle route
- Indicative cycling and footpath connections between Charing and Lenham along the A20
- Proposed rail connectivity towards Lenham and Charing
- Indicative location of railway station and central mobility hub
- Indicative location of local mobility hub
- Fixed vehicular access point from the A20
- Principle access to proposed country park
- Proposed country park (LPRSP4a - 7A)

Questions for consideration:

- What are your main priorities and concerns about getting around Heathlands?
- What other transport improvements do you think will be needed locally?



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Heathlands Garden Community

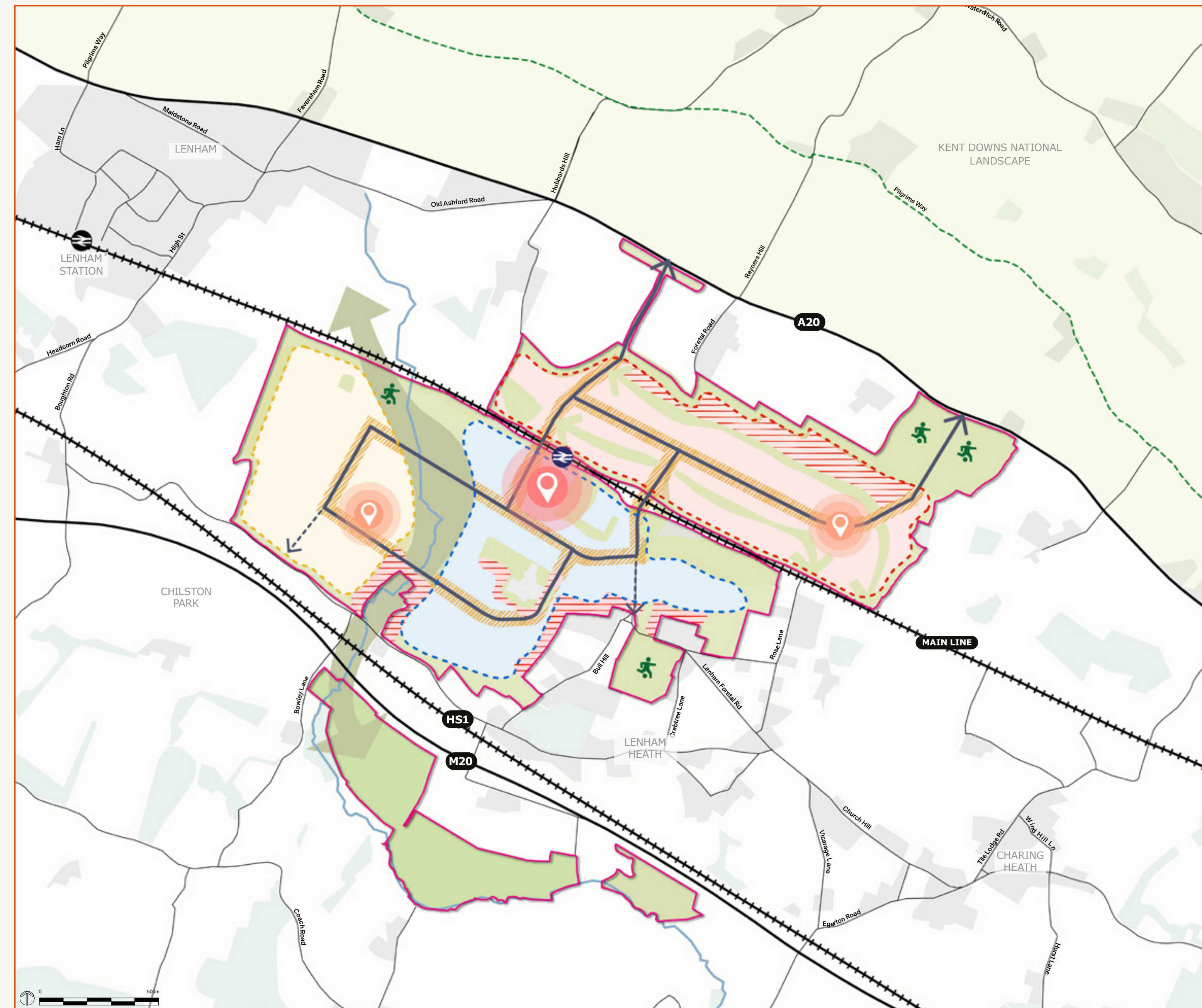
Identity & Placemaking

The character drawing shows the early idea of how different parts of the site might take on their own distinct character. These are not fixed and will continue to evolve and change as the design progresses. At this stage we are suggesting that Heathlands may comprise of three distinct neighbourhoods (north, central and west). Each could have a different look and feel, shaped by the unique features and opportunities in each area.

The different colours on the plan show possible variations in building density across the site. Red hatched areas indicate where we expect to keep a more rural feel with fewer homes and verdant planting. The areas around the district and local centres will offer an opportunity for higher density, creating a more vibrant neighbourhood with more homes, shops and facilities.

Questions for consideration:

- How would you describe the local architectural style?
- Would you like to see Heathlands follow a traditional design or would you like a more contemporary style, or a mixture of both?
- Which places locally do you find the most attractive and inviting and what is it that attracts you to them?



Indicative character area plan

Key

- Local Plan review site allocation boundary
- Existing Features**
 - Existing settlement
 - Woodland
 - Kent Downs National Landscape
 - Strategic road network
 - Local road network
 - Railway station
 - Railway line
 - Pilgrims Way National Trail
- Opportunities**
 - Proposed country park (LPRSP4a – 7A)
 - Indicative location of strategic green corridor following the alignment of the River Stour
 - Indicative Landscape features
 - Indicative principle movement corridor
 - Indicative connection to existing road network
 - Indicative secondary connection to existing road network
 - Indicative location of railway station and central mobility hub
 - Indicative location of district centre
 - Indicative location of local centre
 - Principle movement corridor, indicative opportunity for higher density
 - Indicative lower density sensitive edge to be carefully considered
 - Indicative character area: Northern Neighbourhood
 - Indicative character area: Central Neighbourhood
 - Indicative character area: Western Neighbourhood
 - Indicative location of sports provision



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Heathlands Garden Community

Creating a Community

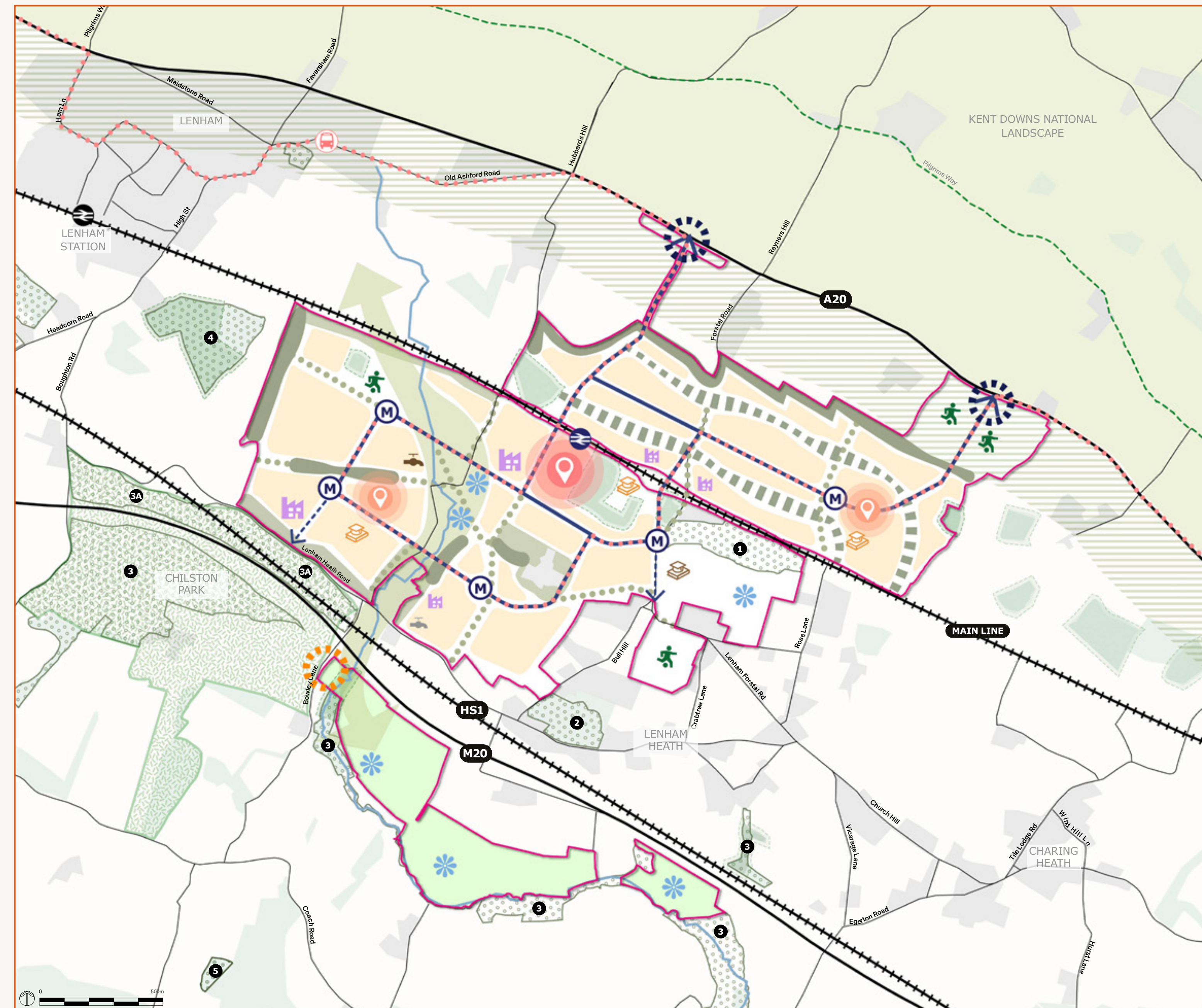
This drawing highlights key locations for community facilities and other activities across the site.

At a central location, a main district centre will be located near a new Rail Station, offering a variety of shops, services and community spaces, including a medical facility. Other local centres will be placed within easy reach of all homes. New 7 form entry primary school and secondary school provision delivered as necessary. New employment spaces will be created throughout.

As the Garden Community is created, it will be important to ensure that any new community spaces and facilities, like the parks, sports grounds and community facilities, are properly looked after for years to come. This is known as 'Stewardship'. This also includes the development of the Garden Community as a friendly, inclusive, happy, and healthy place where residents are encouraged to get involved and have pride in where they live. This can include making sure there is lots going on – with local events, clubs and interest groups for everyone.

Questions for consideration:

- What facilities are missing from your local area, that could be considered at Heathlands?
- What type of jobs or work opportunities would you like to see included within Heathlands?
- What sort of things should be covered by stewardship?



Our community facilities plan

Key

Local Plan review site allocation boundary

Existing Features

- Existing settlement
- Existing woodland
- Chilston Park - Grade II Registered Park and Garden
- Strategic road network
- Local road network
- Railway station
- Railway line
- Public right of way
- Pilgrims Way National Trail
- River Stour

Opportunities

- Indicative principle movement corridor
- Indicative connection to existing road network
- Indicative secondary connection to existing road network
- Indicative location of new neighbourhoods
- Indicative location of district centre
- Indicative location of local centre
- Indicative location of employment area
- Indicative location of secondary school
- Indicative location of primary school
- Indicative location of sports provision
- Existing waste water treatment works with the potential to be relocated
- Indicative location of relocated waste water treatment works
- Proposed country park (LPRSP4a – 7A)
- Indicative location of railway station
- Indicative location of strategic green corridor following the alignment of the River Stour



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Heathlands Garden Community

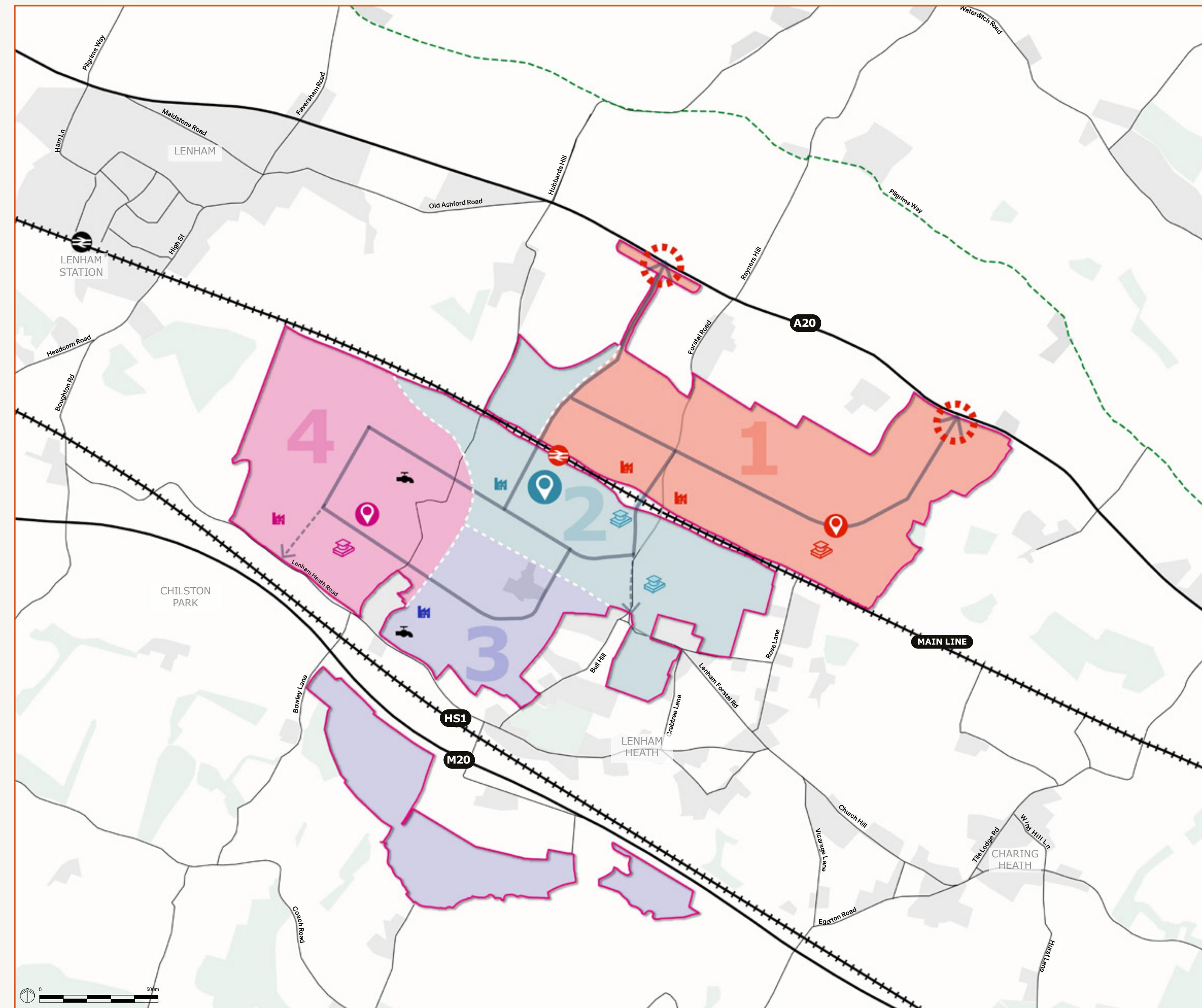
Indicative Phasing

Heathlands Garden Community Timetable

- Heathlands Garden Community allocation in the MBC Local Plan Review 2021 – 2038 (adopted March 2024)
- Heathlands Garden Community – Informal Engagement (May 2025)
- Formal public consultation on the draft SPD document (Summer/Autumn 2025)
- Heathlands Garden Community Supplementary Planning Document (adoption Winter 2025)
- Heathlands Garden Community Outline Planning Application (expecting submission Winter 2026)
- Development starts 2030/2031
- Development completed (Anticipated in mid-2050s)

Questions for consideration:

- Do you have any additional comments about the Heathlands Garden Community?



Indicative phasing plan

Key

- Local Plan review site allocation boundary
- Existing Features**
 - Existing settlement
 - Woodland
 - Strategic road network
 - Local road network
 - Railway station
 - Railway line
 - Pilgrims Way National Trail
- Opportunities**
 - Indicative principle movement corridor
 - Indicative connection to existing road network
 - Indicative secondary connection to existing road network
 - Indicative location of upgraded or relocated waste water treatment works
- Indicative area of phase 1 including:**
 - Fixed vehicular access point from the A20
 - Indicative location of local centre
 - Indicative location of railway station and central mobility hub
 - Indicative location of employment area
 - Indicative location of school
- Indicative area of phase 2 including:**
 - Indicative location of district centre
 - Indicative location of employment area
 - Indicative location of school
- Indicative area of phase 3 including:**
 - Indicative location of employment area
- Indicative area of phase 4 including:**
 - Indicative location of local centre
 - Indicative location of employment area
 - Indicative location of school



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