



HEATHLANDS GARDEN COMMUNITY

Matter B: Maidstone Borough Council Position Statement

- B.1 The Borough Council, acting as master-developer took the decision to submit a Council-led Garden Community proposal, Heathlands, into the Local Plan Review “call for sites” exercise in May 2019.
- B.2 Since then, the Borough Council has advanced its commercial negotiations with the 5No “principal landowners” and has letters of intent from each of them, outlining their willingness to make their land available for the development. These landowners are being jointly represented by Hobbs Parker who has recently re-confirmed the landowner position of support in seeking to create a new sustainable community¹.
- B.3 In examining Heathlands’ wider core area, the extent of controlled land within the revised site boundary, including retained (unaffected) land-uses/properties, presently extends to circa 88% of that identified.² This also includes other landowners who have subsequently expressed an interest in forming part of Heathlands.
- B.4 The Borough Council has also over the past year procured several technical and environmental surveys to better understand the various development opportunities and constraints of the core area. In effect these findings have directed development away from some locations and towards others within the site, and these findings have been crystallised in a truly landscape-led second stage masterplan that has been provided as part of this latest submission.
- B.5 This evidence, coupled with land availability, has informed a reduced redline and corresponding reduced quantum of development, now at circa 4,000 homes. Also, the survey findings have informed a revised and sustainable transport strategy for Heathlands.

¹ Hobbs Parker letter (dated 08 June 2020) – appended to this submission.

² The accompanying Land Control Plan and submission provides more detail on this.

- B.6 It was always the aspiration of the Borough Council that it would secure a promotion partner for Heathlands. We are delighted that Homes England has committed its backing of the project, including match-funding financial support, and a “letter of intent” from them is provided with this submission.³

³ Homes England letter (dated 08 June 2020) – appended to this submission.