



HEATHLANDS GARDEN COMMUNITY

Matter C: Maidstone Borough Council Delivery Model

- C.1 The Borough Council acting in partnership with Homes England will act as master developer for the Heathlands project, and will perform the following functions:
- Secure the land options
 - Promote the proposal through the Local Plan Review process
 - Create an exemplar landscape led masterplan and secure planning consent
 - Create a design code
 - Create an infrastructure delivery plan supported by land value capture
 - Create a stewardship structure
 - Install high quality management arrangements
 - Bring in development partners to undertake phased development of land parcels
- C.2 The Borough Council, and joint working with Homes England, will fund the promotion of Heathlands through the Local Plan Review process, through to securing planning consent, and exercising the land options.
- C.3 It does not intend to fund Heathlands in full and take on the full development function, but rather will invite in private sector partner housebuilders and developers to undertake the various phased parcels of development and associated infrastructure. Land value capture will be integral to funding the on-site (and off-site) infrastructure, and this infrastructure is demonstrated as being fully funded in the accompanying financial model.¹
- C.4 The Borough Council, working with Homes England, and acting jointly as master-developers, will maintain an overall enabling function which will possibly include the direct delivery of certain infrastructure items.

¹ Martin Arnold letter/report (dated 10 June 2020) – accompanying this submission.