



HEATHLANDS GARDEN COMMUNITY

Matter D: Maidstone Borough Council 2nd Stage Masterplan Client Brief

D.1 The Council is committed to delivering an exemplar garden community at Heathlands. Accordingly, it set out the following ambitious brief (March 2020) for the procurement of the 2nd Stage landscape-led masterplan, in as much it should meet the following criteria:

- Demonstrates how the new community could sensitively interact with the existing community.
- Demonstrates how the existing community could benefit from the overall proposal.
- Provides plentiful green buffers around existing homes and hamlets.
- Dispels any misconceptions that existing homes would be lost.
- Matches green space requirements to site constraints as identified by the various technical consultants (RSK & BW Landscape).
- Matches a high-level phasing plan to site constraints and opportunities identified by the technical consultants.
- Adopts Garden Community design best practice as set by the Town & Country Planning Association.
- Adopts principles set out in the Maidstone Borough Council "Garden Communities' prospectus".
- Demonstrates healthy town principles.
- Demonstrates smart city principles, most notably around sustainable transport modes as set out by RSK Transport, with an emphasis upon a sustainable transport strategy.
- Demonstrates biodiversity net gain principles.
- Demonstrates exemplar eco principles.
- Suggests practical alterations to the proposed red line shown in the original call-for-sites submission – BW Vision Document (May 2019).

- D.2 Following the Borough Council's resolution¹ to continue to pursue a new settlement in the target location, and its role as master developer, the Borough Council commissioned the above 2nd Stage Masterplan work.
- D.3 The output of the above work is set out in the accompanying submission.

¹ MBC Policy & Resources Committee (29 April 2020)