

# Lidsing Garden Community

## Foreword

The Lidsing Garden Community is a key part of our vision for a thriving, sustainable, and inclusive Maidstone.

As we look to the future, this development offers a unique opportunity to deliver much-needed homes, jobs, and infrastructure while protecting and enhancing the character of our borough.

Located in the north of the borough, adjacent to the Medway Council area, Lidsing will deliver up to 2,000 new homes, including 40% affordable housing, and create 2,000 new jobs by 2042.

The development will provide 14 hectares of employment space, a new three-form entry primary school, a medical facility, and a local centre with retail, leisure, and community services.

Importantly, it will deliver a minimum 20% biodiversity net gain and around 44 hectares of open space, ensuring that green infrastructure is embedded at the heart of the community.

This Supplementary Planning Document (SPD) sets out the framework for how the Lidsing Garden Community will be brought forward, in line with the Maidstone Local Plan Review 2021–2038, adopted in March 2024. It reflects our commitment to high-quality placemaking, sustainable transport options, including new bus services and walking and cycling links, and meaningful community engagement.

We are committed to working closely with residents, stakeholders, and partners to shape a place that reflects local needs and aspirations. The SPD is a vital step in ensuring that development is not only well-planned but also delivers lasting benefits for current and future generations.

I encourage everyone to stay involved and help us shape a community that we can all be proud of.



**Councillor Stuart Jeffery**

Leader, Maidstone Borough Council

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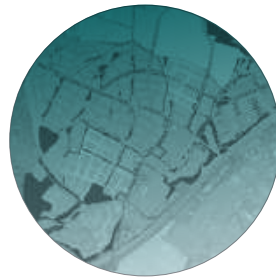


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## **Supporting Documents** (available separately)





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# 1. Introduction

This Supplementary Planning Document relates to the Lidsing Garden Community , which was identified and allocated in the adopted Maidstone Borough Local Plan Review (LPR) 2021-2038.

## 1.1. Lidsing Garden Community

- 1.1.1. This Supplementary Planning Document relates to the Lidsing Garden Community , which was identified and allocated in the adopted Maidstone Borough Local Plan Review (LPR) 2021-2038. It provides a unique opportunity for a new garden community fit for the 21st century. Since Lidsing Garden Community was allocated as a site allocation in the Maidstone Borough Local Plan Review 2021 – 2038 (LPR), in line with Policy LPRSP4(b) Maidstone Borough Council has been working with stakeholders, the local community, and the landowner to provide further guidance and to develop a masterplan framework for delivering a high-quality, sustainable new garden community based on the garden city principles.
- 1.1.2. This document builds on the work of the LPR and provides guidance to influence the subsequent planning applications for the site.

## 1.2. What is a Supplementary Planning Document?

- 1.2.1. This Supplementary Planning Document (SPD) is a planning guidance document which will support the delivery of the Lidsing Garden Community site allocation as set out in the Council's adopted Maidstone Local Plan Review Policy LPRSP4(b). It does not introduce new planning policy but provides further guidance on the adopted Local Plan to help shape delivery of the Garden Community. This SPD is not part of the statutory Development Plan but it is a material consideration in decision making. SPD's can also help stakeholders to understand the policy requirements so there is clarity on outcomes.
- 1.2.2. Maidstone Local Plan Review Policy LPRSP4(b) requires collaboration between public and private sector organisations to produce an SPD proactively and collaboratively for the Lidsing Garden Community. It is important to make sure that all of those organisations work together to achieve shared objectives and avoid piecemeal development arising from competing interests.
- 1.2.3. This SPD is informed by collaborative planning and design, and draws together feedback from the Council, landowners, and stakeholders. It sets out clear shared objectives which all parties should aim to achieve, alongside guidance as to how to achieve them.



Precedent: Capstone Country Park

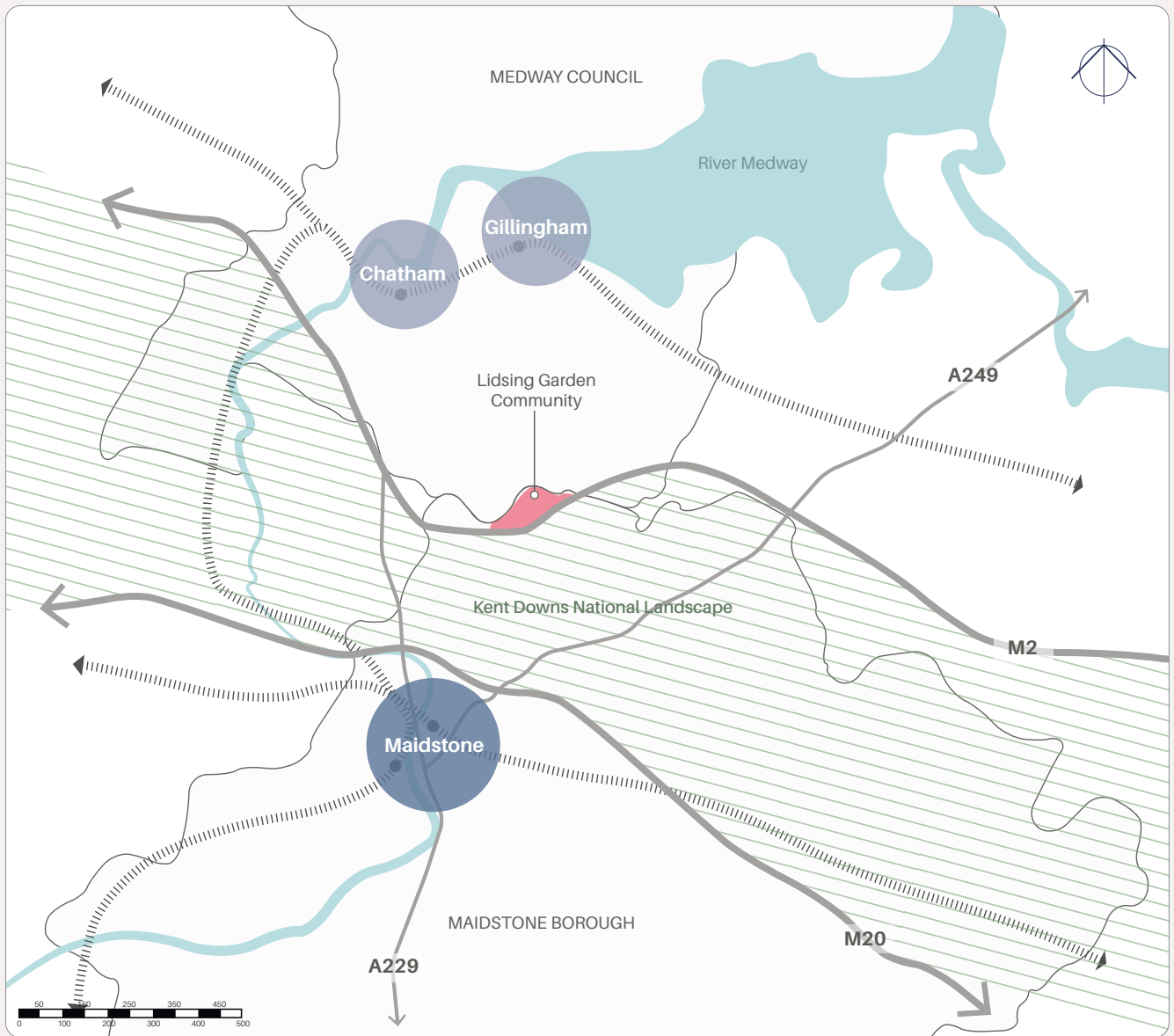


Figure 1:

### Site Context Plan

### Key:

- Lidsing Garden Community
- Borough Boundary
- River Medway
- Motorway
- A roads
- - - - - Railway
- Railway station
- ▨ Kent Downs National Landscape

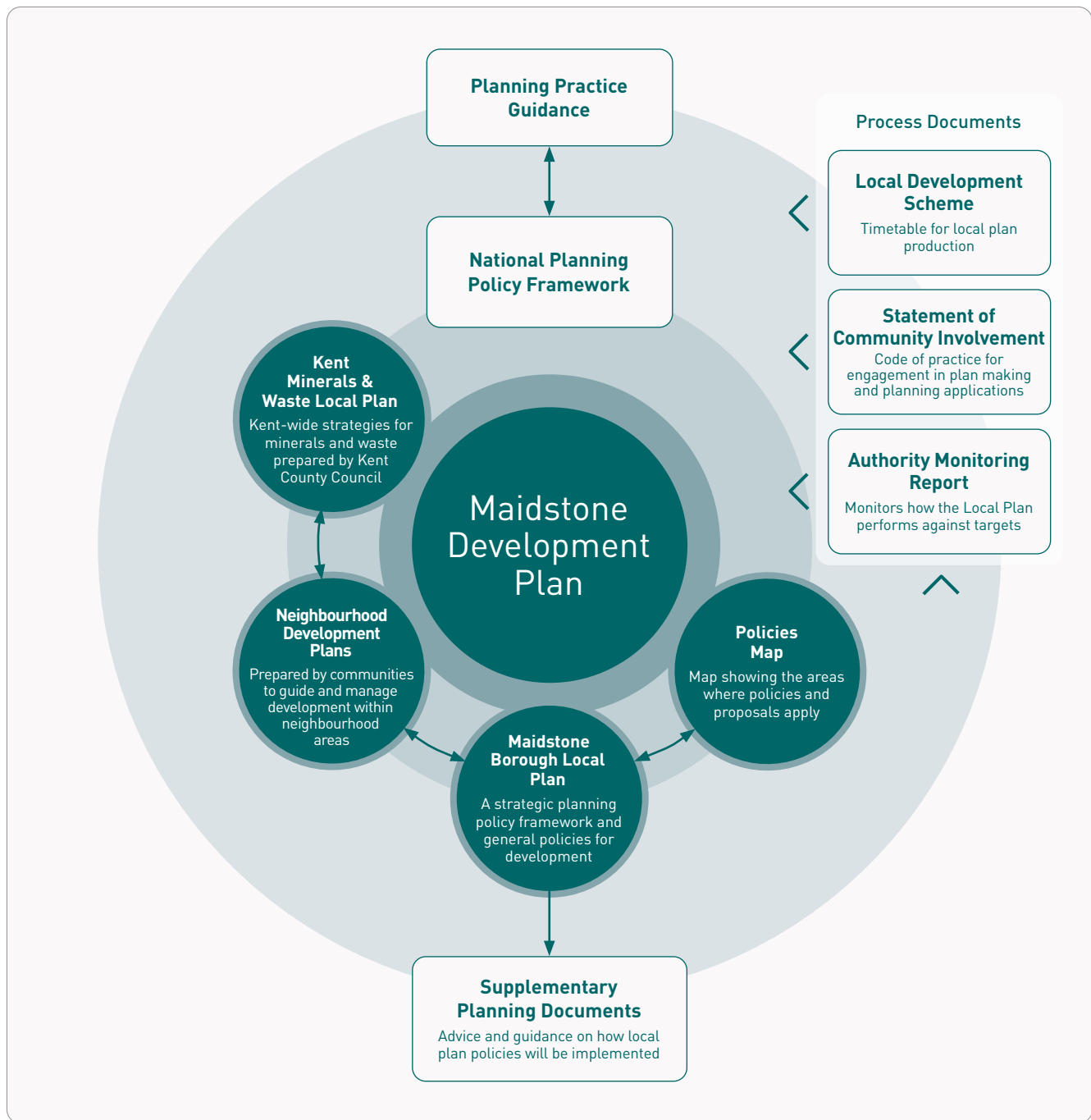


Figure 2:  
**SPD Policy Context**

1.2.4. The purpose of this SPD is not to repeat the Local Plan Review Policies. Instead, it sets out broad principles to show how the Garden Village should be designed, translating the policy requirements

in the Local Plan Review into a well-designed and successful place. It also provides detailed guidance which interprets the Local Plan Review policies in a manner appropriate to the site.



### 1.3. About this Supplementary Planning Document

- 1.3.1. The process to get to this point has been over several years beginning with the development of the LPR and the allocation of the site through Policy LPRSP4(b) adopted in March 2024. This follows several rounds of consultation and an examination by a Government appointed Planning Inspectorate and Main Modifications Consultation following the examination, the contents of which were then adopted into the LPR document.
- 1.3.2. The Lidsing Garden Community SPD is a requirement of the Local Plan Review 2021-2038 Policy LPRSP4(B). It states:
- 1.3.3. A Lidsing Vision Document Masterplan Framework was produced by the site promoters to support the allocation in the Local Plan Review 2021-2038. This was built upon by this SPD to create a master plan framework.
- 1.3.4. To inform this supplementary planning document (SPD), a range of technical analyses and site-specific assessment has been undertaken. This includes work from the Maidstone Local Plan Review 2021-2038 to support the allocation of the site and some new topic papers that summarise previous work and update where necessary.

***‘The council will work with the promoter to produce an agreed Supplementary Planning Document to masterplan and facilitate the site’s delivery.’***



Precedent: Lovedon Fields



## 1.4. How has the SPD been Prepared?

1.4.1. The SPD was developed through a series of work stages that are highlighted in the diagram below.

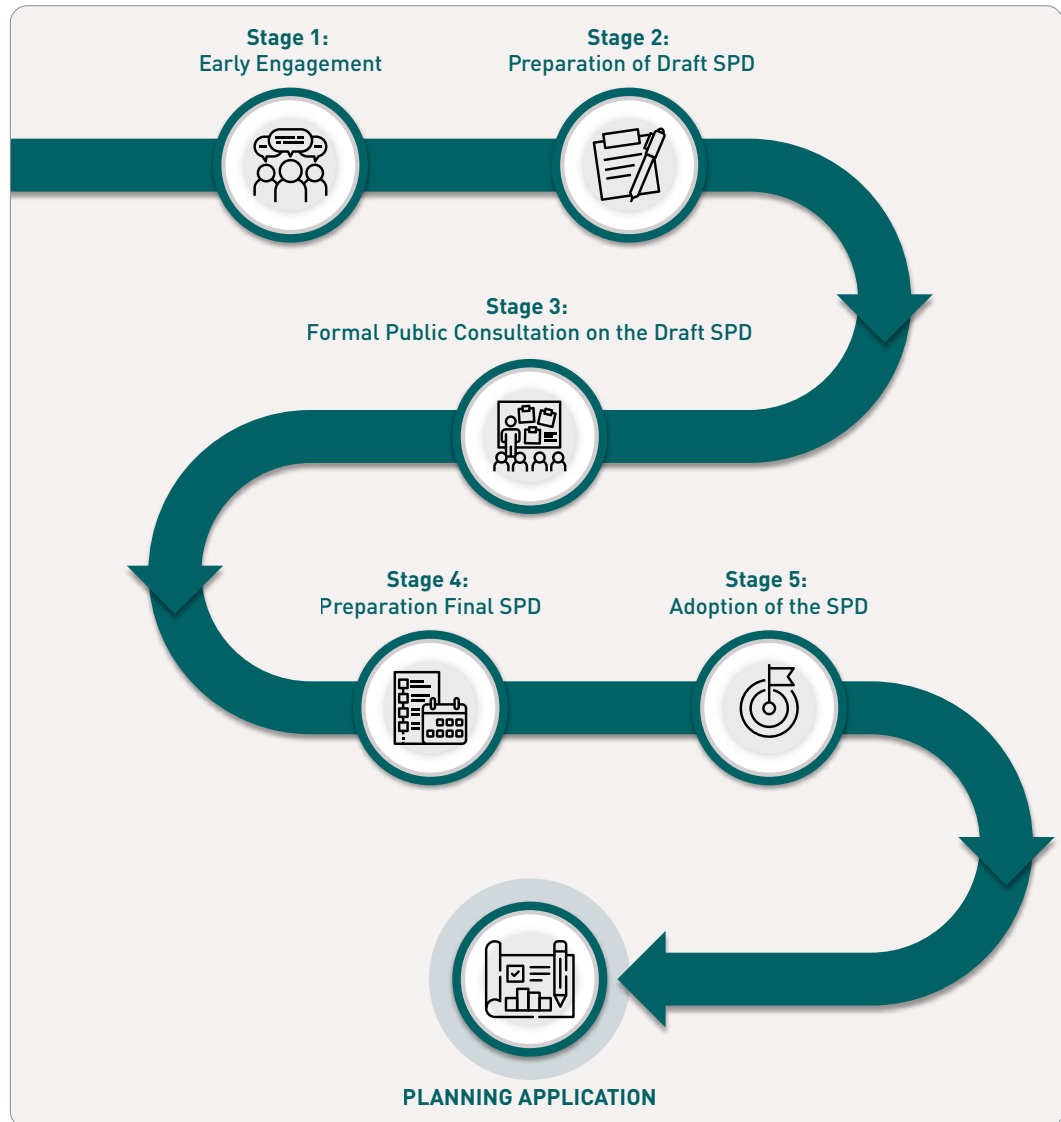


Figure 3:

### SPD Work Stages

#### Stage 1: Early Engagement

1.4.2. Early engagement with local community and key organisations.

#### Stage 2: Preparation of Draft SPD

1.4.3. Preparation of the draft SPD by Maidstone Borough Council.

#### Stage 3: Formal Public Consultation on the Draft SPD

#### Stage 4: Preparation Final SPD

1.4.4. Preparation of the final SPD, taking into account formal consultation feedback.

#### Stage 5: Adoption of the SPD

1.4.5. Formal adoption of the SPD by Maidstone Borough Council.

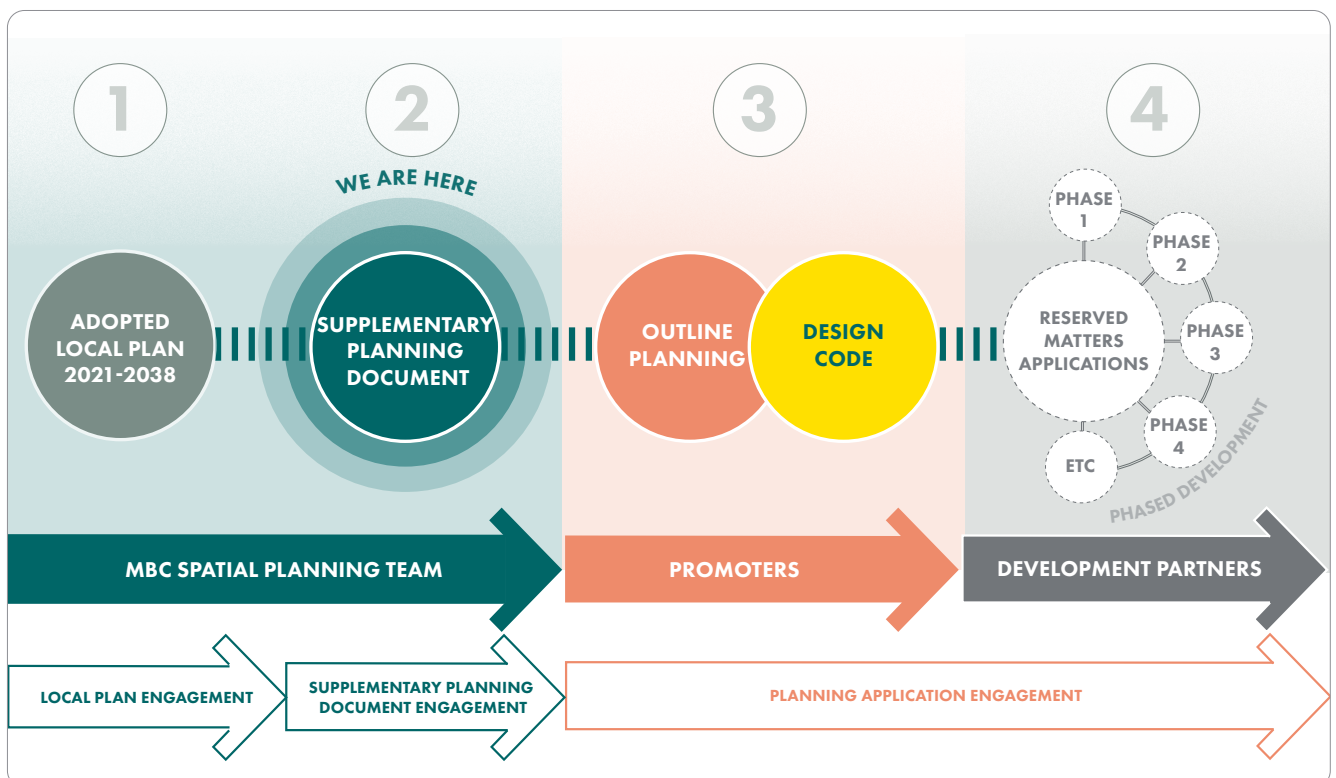
#### Planning Application

## 1.5. Future Stages of Work

- 1.5.1. The SPD is part of a process from the adoption of the LPR site allocation to the delivery of development on site. Further detailed planning application stages are to follow.
- 1.5.2. The core purpose of this SPD is to support and provide guidance at this stage in the planning process, prior to the submission and consideration of planning applications for the Garden Community.
- 1.5.3. It will be the responsibility of developers and landowners to consider all relevant policies as set out in the adopted Local Plan and this SPD as they prepare planning applications for the site. Such planning applications will need to be accompanied by more detailed designs and a full set of accompanying assessments and strategies related to specific proposals and schemes as they come forward.
- 1.5.4. Given the anticipated timescales for the overall build out of the Garden Community, it is envisaged that a design code will be produced following an outline planning application but prior to reserved matters.
- 1.5.5. Subsequently, it is anticipated that the Council will then continue to consider strategies as they come forward, discharging requirements set by planning conditions and considering future 'reserved matters' applications which are anticipated to contain the full and final details prior to construction.
- 1.5.6. All subsequent stages of work will be subject to appropriate levels of consultation and engagement with all key stakeholders. Ultimately, Maidstone Borough Council as Local Planning Authority (together with input and consideration by Kent County Council) will retain the key decision-making role to ensure that the overall vision and objectives for the Garden Community will be realised.

Figure 4:

### Planning Process Timeline



## 2. Policy Context

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and provides the framework both for plan-making and decision-making.

### 2.1. National Planning Policy

- 2.1.1. The National Planning Policy Framework (NPPF) has been subject to regular review and updating, with the latest version published in December 2024.
- 2.1.2. The NPPF sets out that the purpose of the planning system is to contribute to the achievement of sustainable development, which is translated into three overarching objectives – economic, social and environmental. Across these objectives the NPPF covers topic-based themes including boosting the supply of homes, economic growth, town centre vitality, healthy and safe communities, the effective use of land, well-designed places and meeting the challenges

of climate change. The NPPF is supported by the companion National Planning Practice Guidance (NPPG).

- 2.1.3. The NPPF highlights how large-scale developments, including new settlements, can play a role in facilitating the delivery of new homes whilst recognising that developments of this scale require careful consideration of design quality, environmental protection and enhancement, and infrastructure delivery.
- 2.1.4. To be read alongside the NPPF and NPPG for the purposes of transport planning, circular 1/22 from the Department of Transport sets out a vision led approach to transport planning. Specifically the Vision and validate approach to development; and this is explored further in the accompanying transport annex for how it will be applied to the Lidsing Garden Community.



National Planning Policy Framework

### 2.2. Local Planning Policy

- 2.2.1. The Town and Country Planning Act (1990) requires local planning authorities to make decisions on planning applications in accordance with the development plan, with regard to any material considerations.
- 2.2.2. Maidstone Borough Council adopted a new Local Plan on 20 March 2024 (Maidstone Local Plan Review 2021-2038).



- 2.2.3. Lidsing Garden Community is an allocated site (133.25ha) which will allow a community of sufficient scale to deliver supporting infrastructure and amenities. The Garden Community will be an urban extension to the Medway Urban area but designed to garden community standards. Its proximity to the M2 motorway gives the site strategic connectivity, but also the provision of a new east-west link road between the areas of Lordswood and Hempstead help it to bring benefits to the surrounding area. The aim is for the site to be self-sustaining with the provision of a local centre (including a primary school) and employment area.
- 2.2.4. The Local Plan's policy framework for Lidsing Garden Community is set out in Policy LPRSP4(b): Lidsing Garden Community. This explains the overarching site requirements, land use parameters and references the promoter's original masterplan vision framework plan (see Figure 5).
- 2.2.5. Development at Lidsing Garden Community will need to comply with the site allocation in the Local Plan Review 2021-2038. This SPD is a material consideration which provides guidance as to how that can be achieved and should be read alongside the Local Plan Review and other documents in the Development Plan.
- 2.2.6. The Development Plan in Maidstone as it applies to the Site also comprises:
- Maidstone Borough Local Plan Review 2021-2038 (2024).
  - Kent Minerals and Waste Local Plan (2025).
  - Kent Mineral Sites Plan (2020).
- 2.2.7. Development proposals will need to consider the policies set out in all documents.
- 2.2.8. Within the Local Plan Review 2021-2038 Policy LPRSP4(b) a Lidsing Garden Community Vision Framework Plan is included at Figure 5 and is a good starting point as an indication of the land uses and development area.
- 2.2.9. As per Policy LPRSP4(B) the Lidsing Garden Community will consist of the following land uses; residential, employment, education, medical, retail and open spaces. The policy specifies the following:
- 2,000 residential units.
  - 14ha of employment land.
  - 44.07ha of open spaces.
  - 1 new 3 form entry primary school.
  - 1,500 sqm of retail.
- 2.2.10. Detailed guidance for how these uses will be developed and designed is to be found in the relevant sections of this document.









Lidsing Garden Community provides a unique opportunity for a new garden community fit for the 21st century.





## Town and Country Planning Association: Garden City Principles:

- Land value capture for the benefit of the community.
- Strong vision, leadership and community engagement.
- Community ownership of land and long-term stewardship of assets.
- Mixed-tenure homes and housing types that are genuinely affordable.
- A wide range of local jobs in the Garden City within easy commuting distance of homes.
- Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities, and including opportunities to grow food.
- Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and that uses zero-carbon and energy-positive technology to ensure climate resilience.
- Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods.
- Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport.

## 2.3. Design Guidance

2.3.1. There is a range of design guidance that informs the framework for the SPD and this is set out in the following paragraphs.

### Garden City Principles

2.3.2. The Town and Country Planning Association (TCPA) has published Garden City Principles which reflect and build on the ethos and tradition of the 'Garden City Movement' of the early 1900s, and further reflect the modern context.

2.3.3. The principles are set out below. More information is available online at the following webpage: [www.tcpa.org.uk/garden-city-principles](http://www.tcpa.org.uk/garden-city-principles).

### National Design Guide

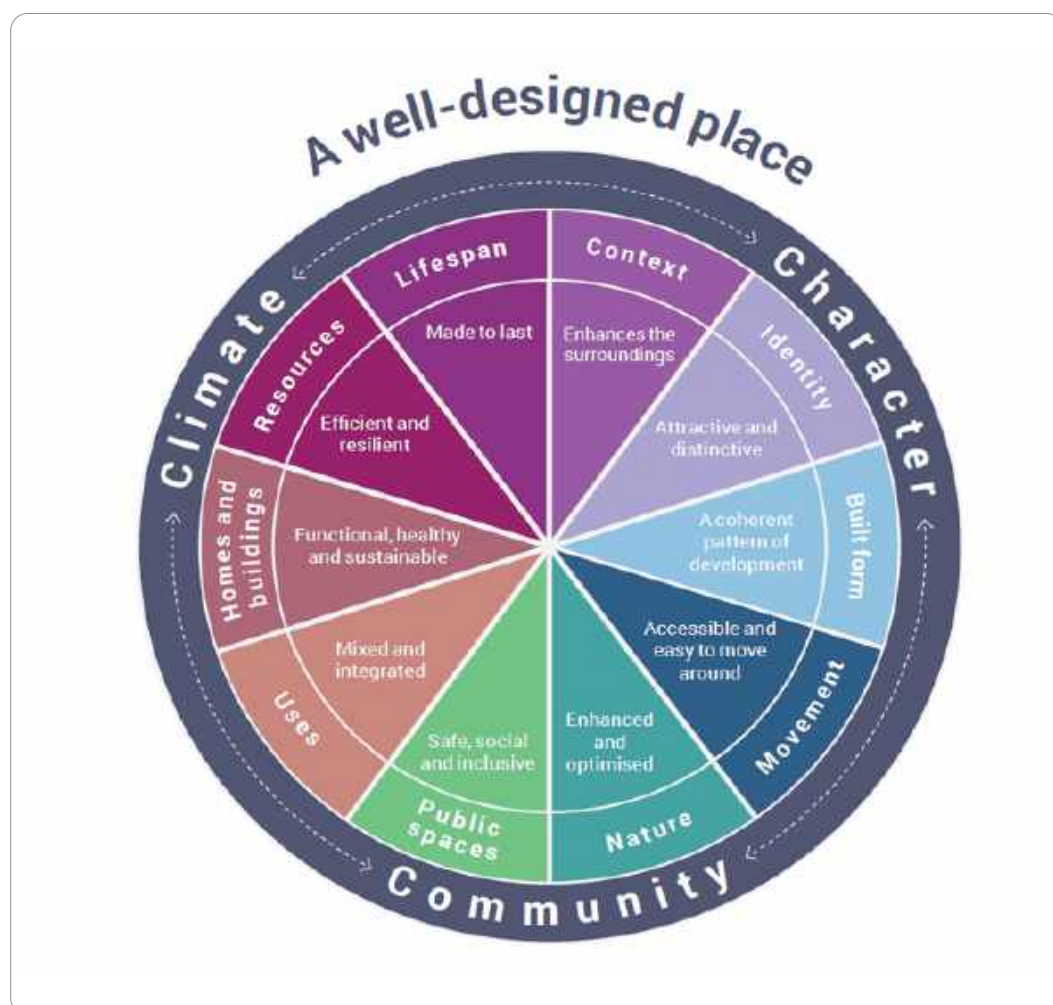
2.3.4. The Government published the National Design Guide in October 2019 which supports the NPPF and its focus on design quality. It sets out ten characteristics of well-designed places, which are illustrated in Figure 6.

2.3.5. The National Planning Policy Framework sets out that achieving high quality places and buildings is fundamental to the planning and development process. It also leads to improvements in the quality of existing environments.

2.3.6. This SPD sets out how development can be carried out in accordance with good design practice and provides guidelines and principles across a number of key themes.



Figure 6:

**National Design Guide  
Categories****National Model Design Code**

2.3.7. The National Design Guide sets out that well-designed places have individual characteristics which work together to create its physical character, help to nurture and sustain a sense of community and work to positively address environmental issues affecting climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.

2.3.8. The National Model Design Code provides additional guidance note on preparing design codes to take forward and expand upon the 10 characteristics of good design set out in the National Design Guide.

2.3.9. The Government published the National Model Design Code in 2020. This provides guidance for producing a design code in order to promote successful design. The document comprises two parts, a National Model Design Code which summarises the process of preparing a design code and a Guidance Note on the possible contents of a design code, the latter of which reflects the ten characteristics of well-designed places, as set out in the National Design Guide.

## 3. Site Context

Located 37.5 miles away from London, Lidsing Garden Community is located within Maidstone Borough, adjacent to the Medway Urban Area.

### 3.1. Location

- 3.1.1. The site is located north of Maidstone town separated from it by two motorways (M20 and M2) and the Kent Downs National Landscape (KDNL). The KDNL provides the strategic gap between Maidstone and the Medway urban area.
- 3.1.2. The Medway urban areas of Chatham Rainham and Gillingham are located to the north at the top end of the Capstone Valley, which also houses the Capstone Country Park. To the west and east lie the Medway suburban settlements of Lordswood and Hempstead. To the south are located the villages of Bredhurst and Boxley. The village of Bredhurst is located on opposite side of the M2 motorway with the village of

Boxley located further south towards Maidstone town. The site is split between the Parishes of Boxley and Bredhurst. Overall residential properties in the neighbouring vary in density, value and typology.

- 3.1.3. The site itself is formed of agricultural farmland with smaller pockets of housing within it and several rural roads and public rights of way. The site benefits from a well-established wooded and hedgerow framework in some locations on the perimeter of the Lordswood and Hempstead urban areas to the eastern and western boundaries of the site, with some of it being Ancient Woodland. Within the site there is some surface water flood risk but no designated heritage assets.



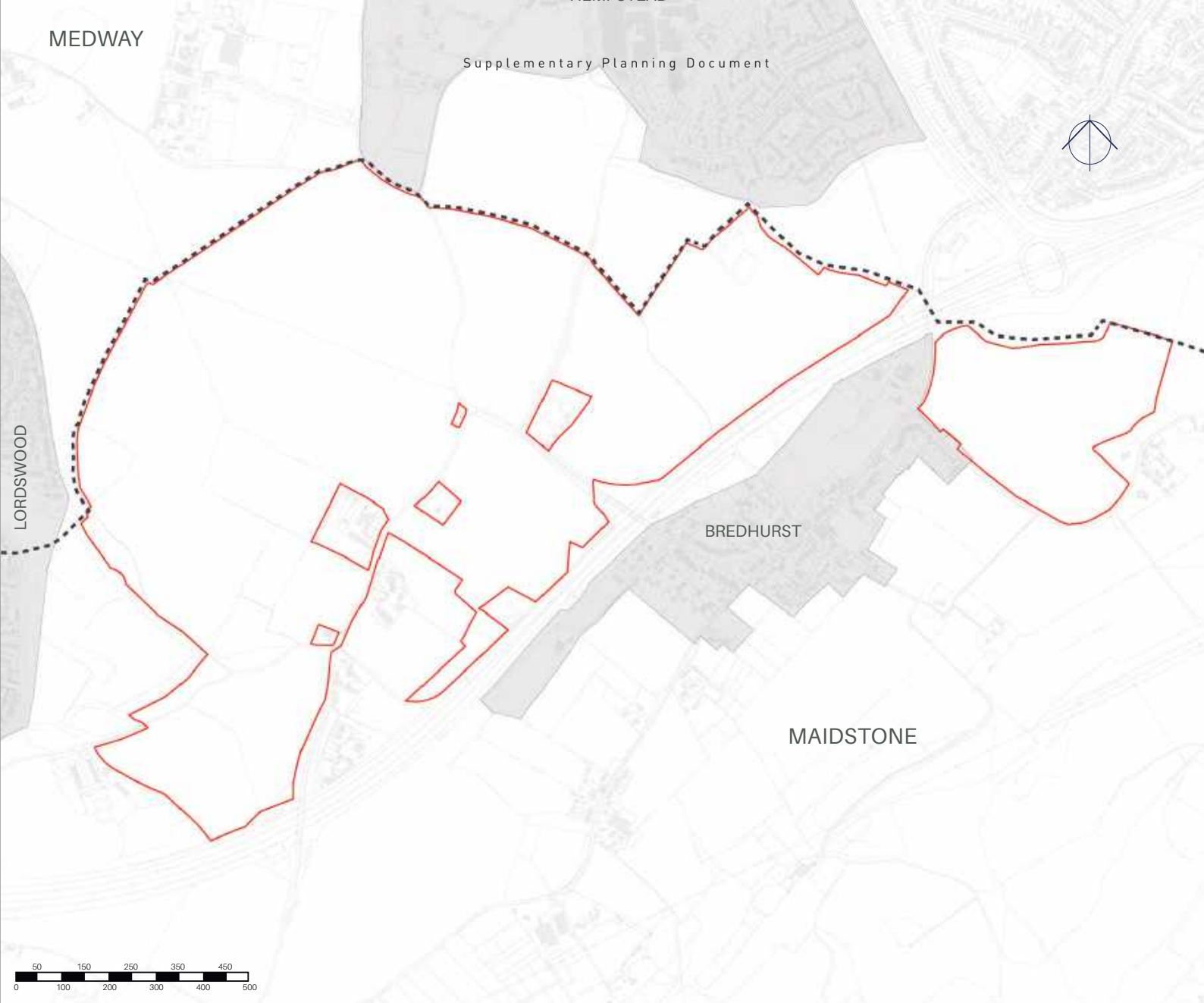


Figure 7:

**Site Boundary**

**Key:**

- Site Boundary (133.7ha)
- Borough Boundary
- Neighbouring Settlements





The site benefits from a well-established wooded and hedgerow framework in some locations on the perimeter of the Lordswood and Hempstead urban areas to the eastern and western boundaries of the site, with some of it being Ancient Woodland.





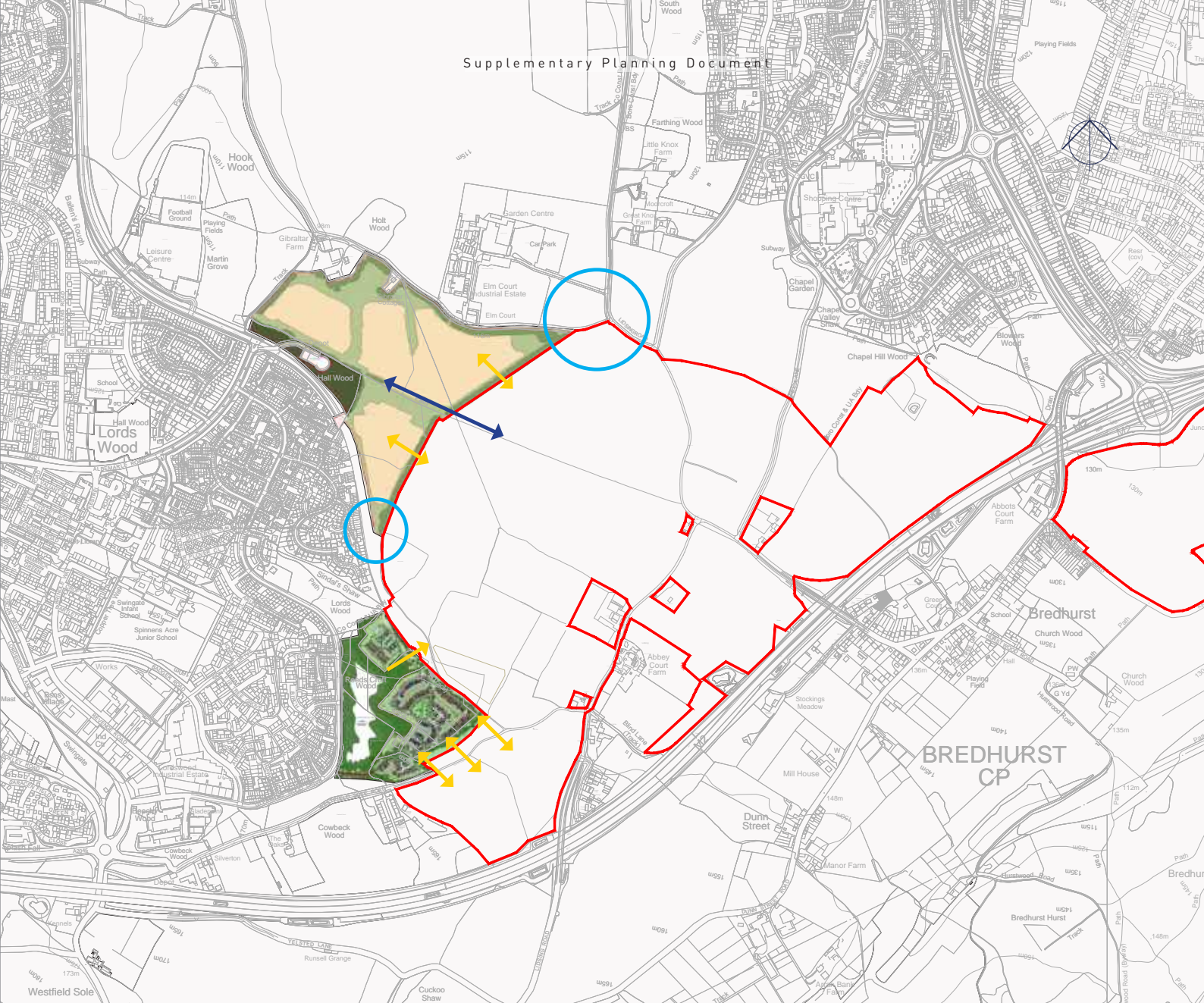


Figure 8:

### Existing Planning Permissions

### Key:

- Site Boundary
- ↔ Pedestrian link between the sites
- ↔ Potential shared ecology and landscape amenity
- Interface zone, arrival and integration with the urban context

- 3.1.4. At present the allocation site is within one landownership. This landownership extends outside of the site allocation boundary.
- 3.1.5. To the north and west are sites with planning permission and presently being developed or close to commencement. These include East Hill and Gibraltar Farm in Medway Council's area and Gleaming Wood Drive within Maidstone Borough area.



## 3.2. Environment & Landscape

### Topography

- 3.2.1. The site slopes gently downwards from the south to the north, with little undulation or variety in conditions. The site is slightly steeper to the south adjacent to Gleaming Wood. The slope is 175m at its' highest and then slopes to 110m at lowest at the northern end of the site (see Figure 9).



Aerial view of site



Figure 9:

### Site Topography

### Key:

- Site Boundary (133.7ha)
- 160m - 175m
- 145m - 160m
- 130m - 145m
- 115m - 130m
- 110m - 115m
- Topography
- Borough Boundary



## Flood Risk

- 3.2.2. The Maidstone Strategic Flood Risk Assessment (SFRA) indicates that the site is in Flood Zone 1 and so is not subject to any fluvial flood risk. There are areas of surface water flood risk as thin “fingers” draining to the north which are narrow and clearly defined. A second band of potential surface water flood risk to the south of the site shows a wider section of surface water draining towards Hempstead. The scheme will need to control the distribution of surface water to minimise flood risk.
- 3.2.3. The low flood risk has been used to define the starting point for the green infrastructure. Due to the topography, the green spaces will rarely contain water but the profile of the landscape will be such that any surface water can be accommodated, if required under an

extreme event.

In addition to existing high quality landscape areas and existing hedgerows on the site, the surface water strategy looks to create high quality landscape areas at the heart of the masterplan.

- 3.2.4. The Site is not in an area of high flood risk although within the lower lying areas, underground surface water pathways have been identified which, during extreme modelled events would carry water. The northern most area of the site is where the land is at its lowest, and as such the long views north-south across the site must be considered within the masterplan.



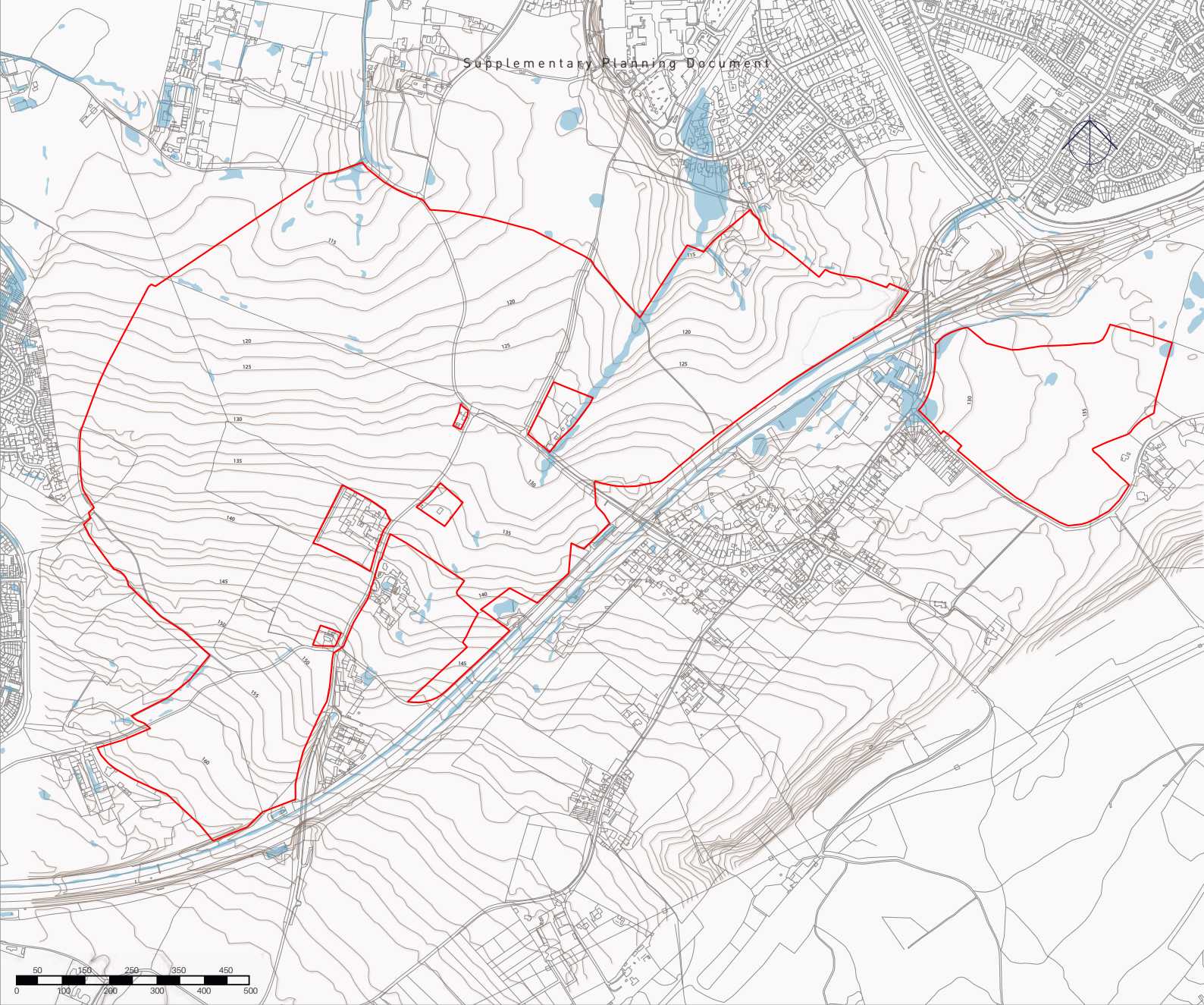


Figure 10:

### Surface Water Flood Risk

#### Key:

- Site Boundary (133.7ha)
- Waterways
- Topography

## Ecology

3.2.5. At present the site comprises arable agricultural land with some areas of peripheral woodland, including Ancient Woodland (Roots Wood, Reeds Croft Wood & Chapel Hill Wood). Initial ecological surveys have indicated probable reptile and dormouse habitats towards the periphery of the site. Please see Figure 12 for details.

3.2.6. There are no other designated environmental assets within the site. Bredhurst Woods Local Wildlife Site is located to the south of the M2 Motorway and Bredhurst Village. Outside of the site to the north are located Hall Wood and Farthing Wood Local Wildlife Sites.

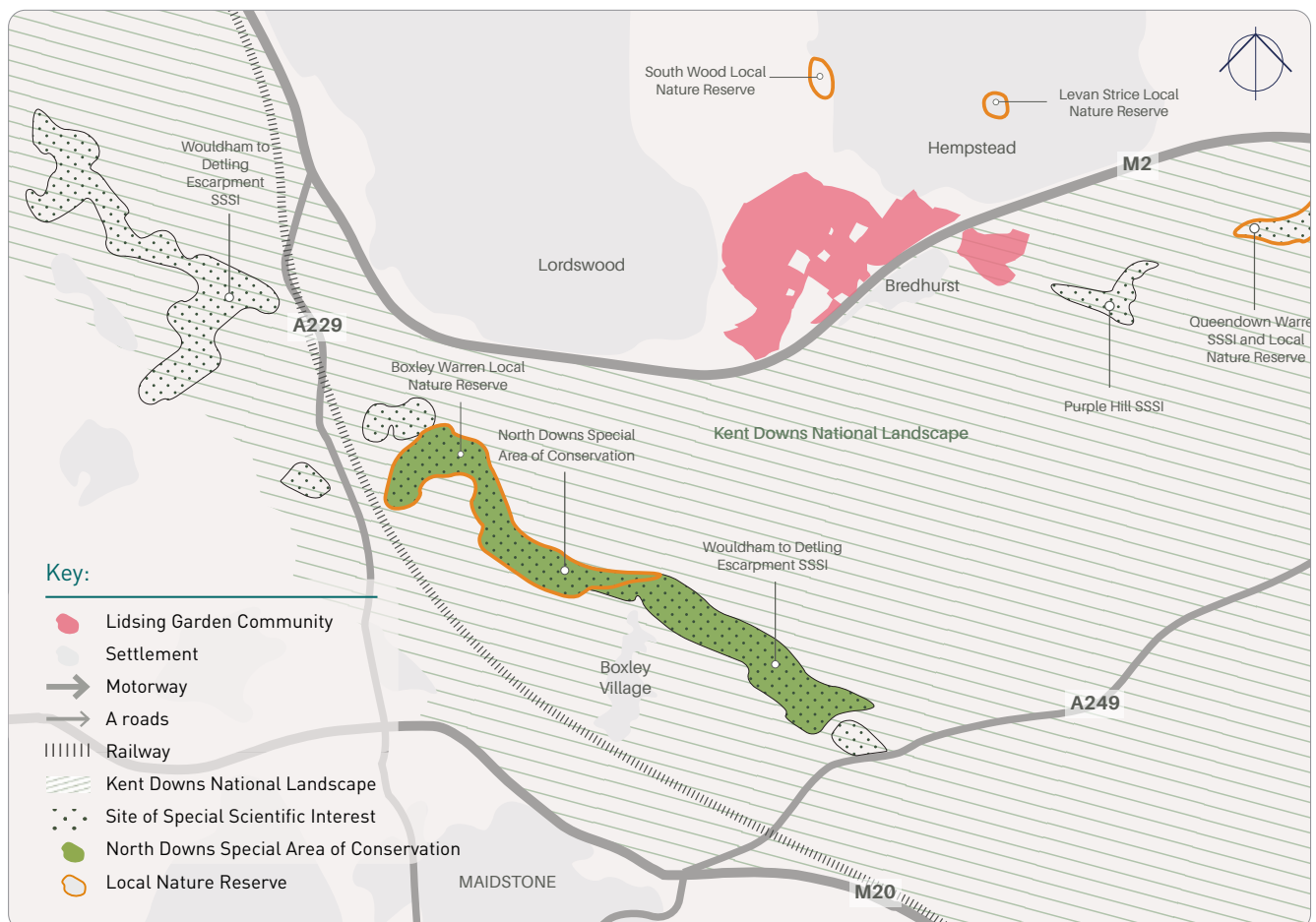
3.2.7. The emerging Kent Local Nature Recovery Strategy (LNRS) (which is a statutory consideration), Medway Green Infrastructure Strategy and Maidstone Green

Infrastructure Strategy acknowledge existing habitats of importance and recognise their existing and potential connection to the surrounding landscape. The LNRS recognises Areas of Protection for Biodiversity and Areas that Could be of Importance for Biodiversity to the west of the site, and identifies grassland, woodland, freshwater, land management, urban and connectivity potential measures throughout the site. The LNRS should inform the consideration of the creation and enhancement of new and existing habitats as part of emerging proposals for development.

3.2.8. Surveys and reports have also identified particular areas of importance for protected species to the east of the site.

Figure 11:

### Wider Environmental Designations





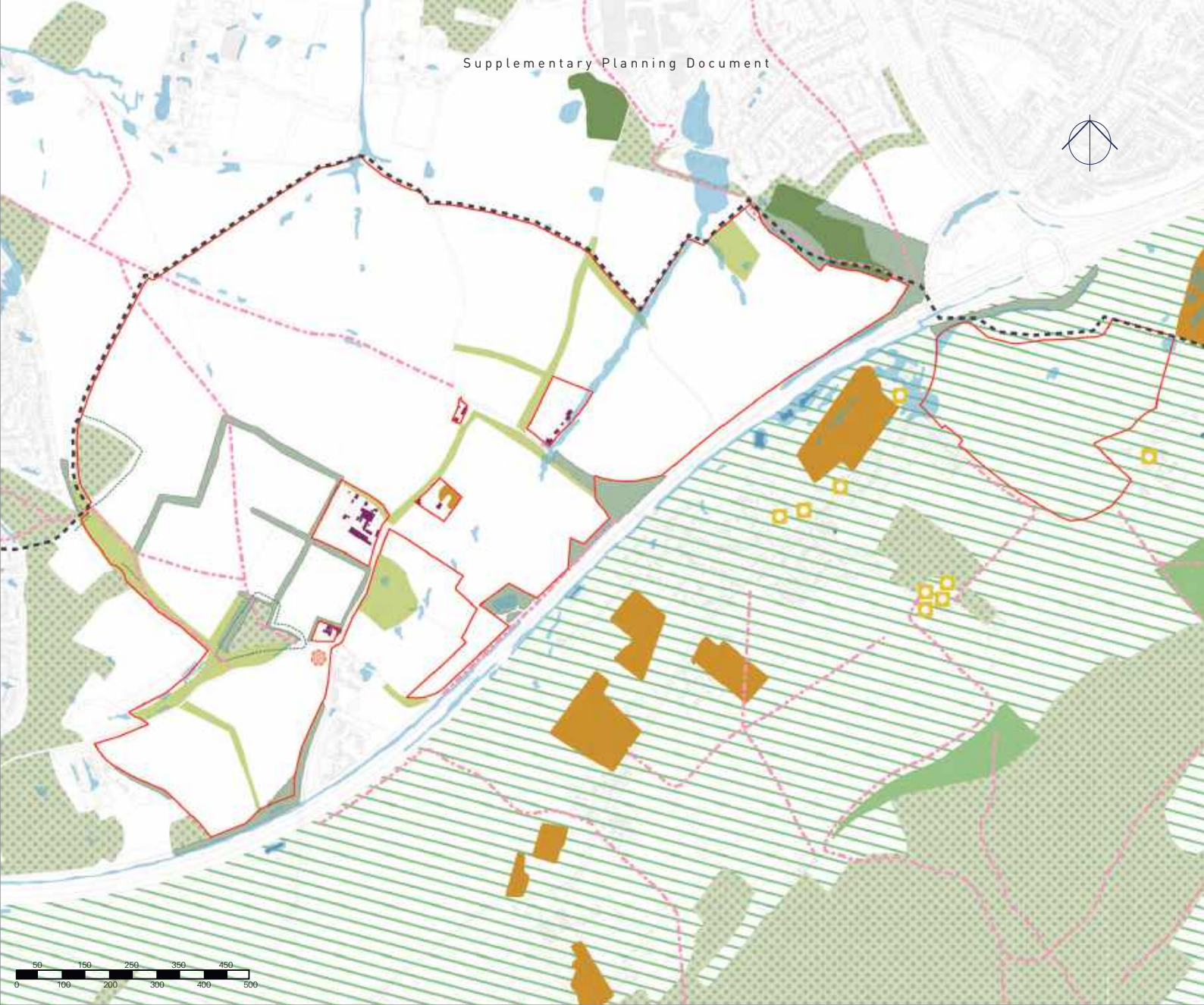


Figure 12:

### Environmental Designations

### Key:

- Site Boundary (133.7ha)
- Ancient Woodland
- - - Ancient Woodland 15m Buffer
- Kent Downs National Landscape
- Priority Habitat: Reptile Habitat
- Priority Habitat: Deciduous Habitat
- Priority Habitat: Former Orchards
- Priority Habitat: Potential doormouse Habitat
- Open Access Land
- Surface Water Flood
- Water Body
- - - Public Right of Way
- Existing Buildings
- Grade II Listed Buildings
- Military balloon installation

## Landscape Character

3.2.9. The site is located within the Bredhurst and Stockbury Downs landscape area defined by the Maidstone Landscape Character Assessment 2013. This area is characterised by the following landscape features:

- setting of the Kent Downs National Landscape,
- level to gently sloping plateau,
- a mixture of arable fields, paddocks, remnant orchards and small to medium blocks of woodland,
- mixture of historic and recent buildings traditional materials and narrow lanes in addition to the M2 Motorway.



Kent Downs National Landscape



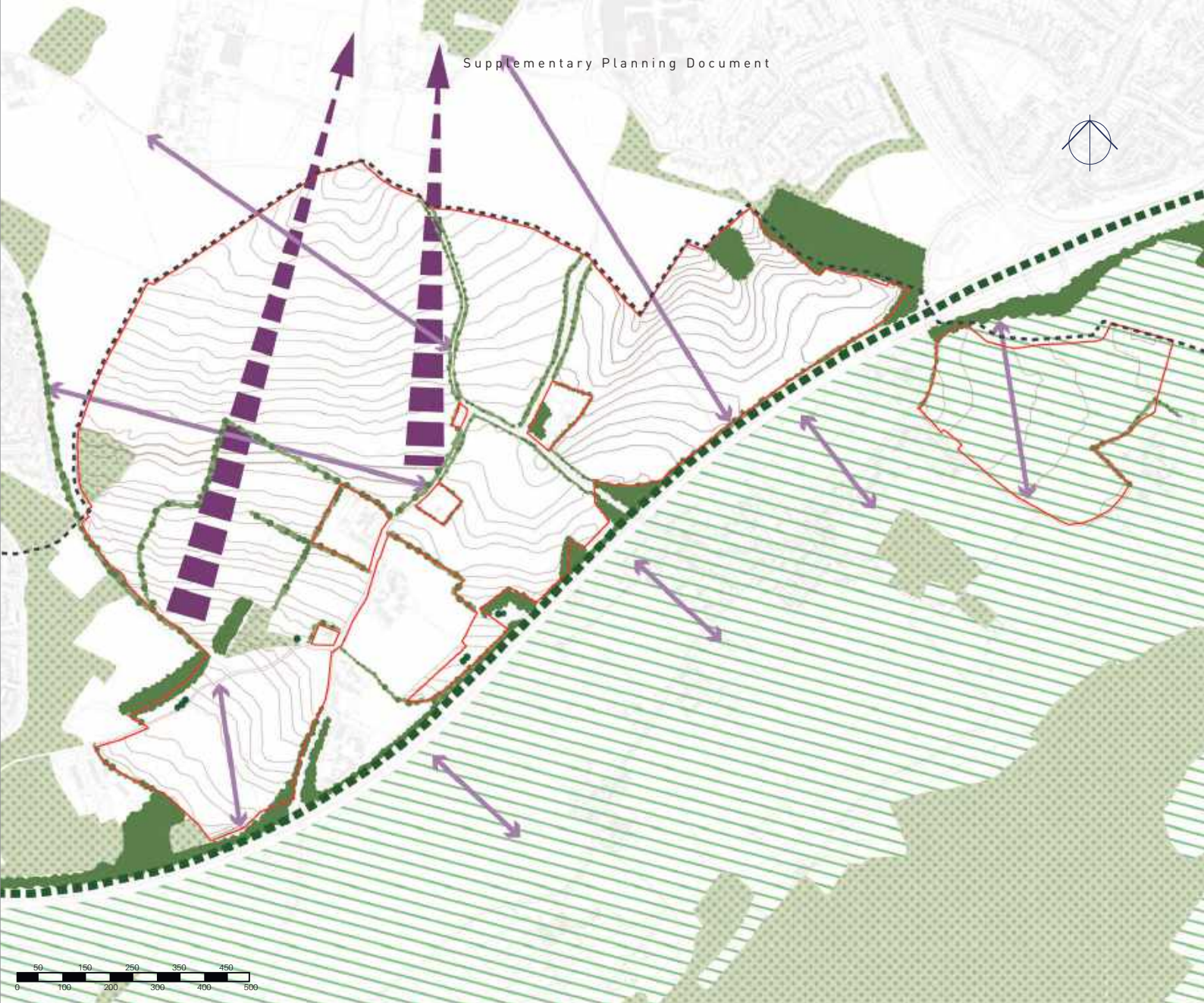


Figure 13:

### Landscape Character

### Key:

- Site Boundary (133.7ha)
- ... Ancient Woodland
- /// Kent Downs National Landscape
- ↔ Enclosed Intervisibility
- Long Views
- Landscape Buffer from Kent Down National Landscape to Site
- Hedgerows
- Woodland
- Trees
- ~ Topography



3.2.10. Building on this, further landscape appraisal work was undertaken for the Local Plan Review examination. It identified that the site has 5 distinct landscape character zones spread across the site (see Figure 14).

3.2.11. The following technical work was also undertaken to support the allocation of the Lidsing Garden Community:

- Landscape and Visual Technical Note (July 2021) .
- Landscape Capacity Study (March 2022).
- Land at Kemsley Street Road - Opportunities Plan (March 2022).
- Key Views (May 2022).





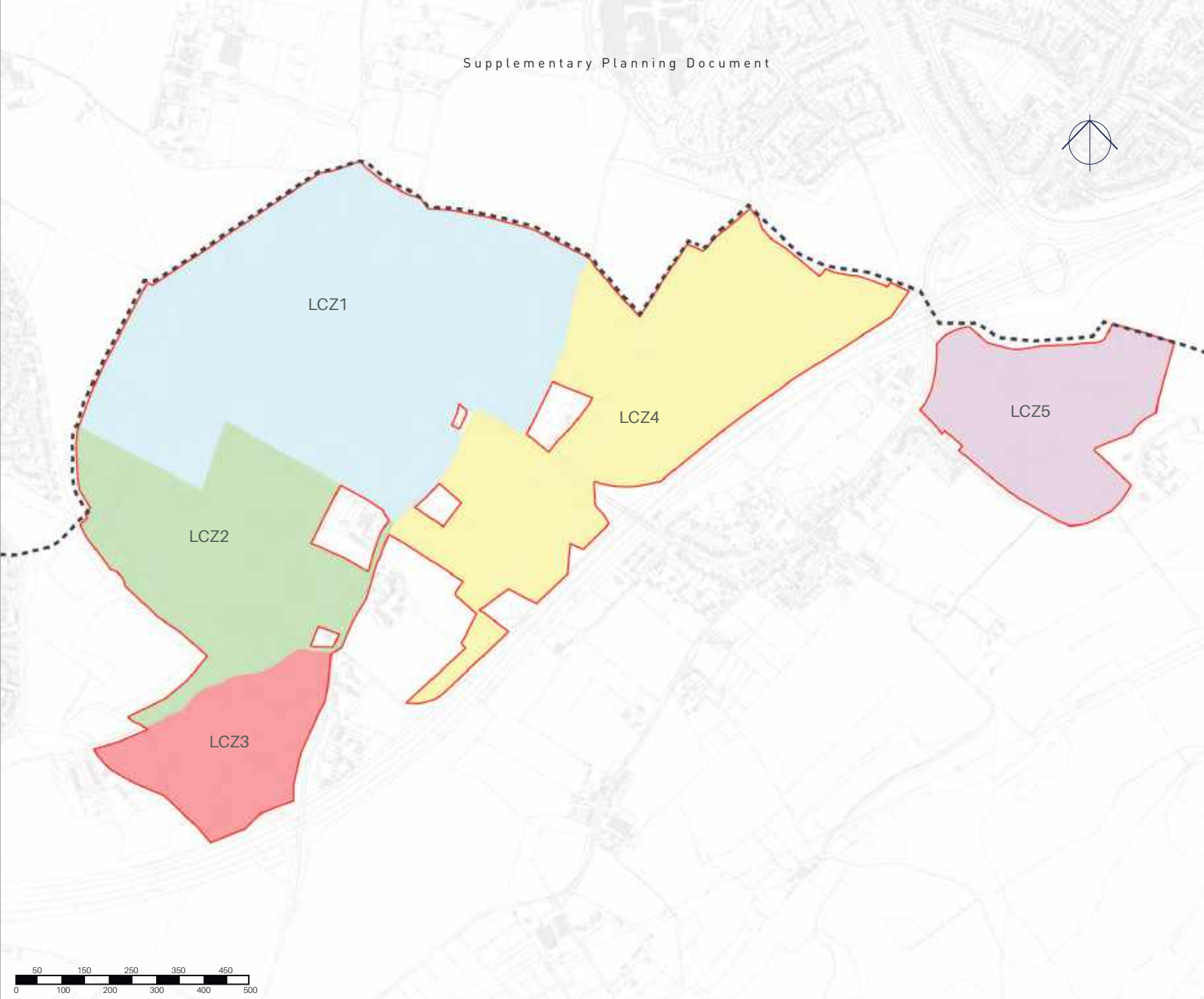


Figure 14:

**Landscape Character Zones**

**Key:**

- Site Boundary (133.7ha)
- LCZ 1 Northern Edge
- LCZ 2 Urban Fringe
- LCZ 3 Southern Edge M2
- LCZ 4 Southern Edge Employment
- LCZ 5 Infrastructure Provision

## Open Spaces

3.2.12. With regards to formal open spaces these are generally provided to the north of the site. Lordswood Leisure Centre provides formal pitch provision and gym space, and Capstone Country Park provides opportunities for walking, fishing and children's play. To the south of the site there are limited formal open spaces with only some allotment provision in Bredhurst Village.

## Views

3.2.13. Studies also indicated that the site is self-contained with regards to views into and across the site from outside as demonstrated in Figure 15. However, within the site there are long distance view across the site.



Capstone Country Park



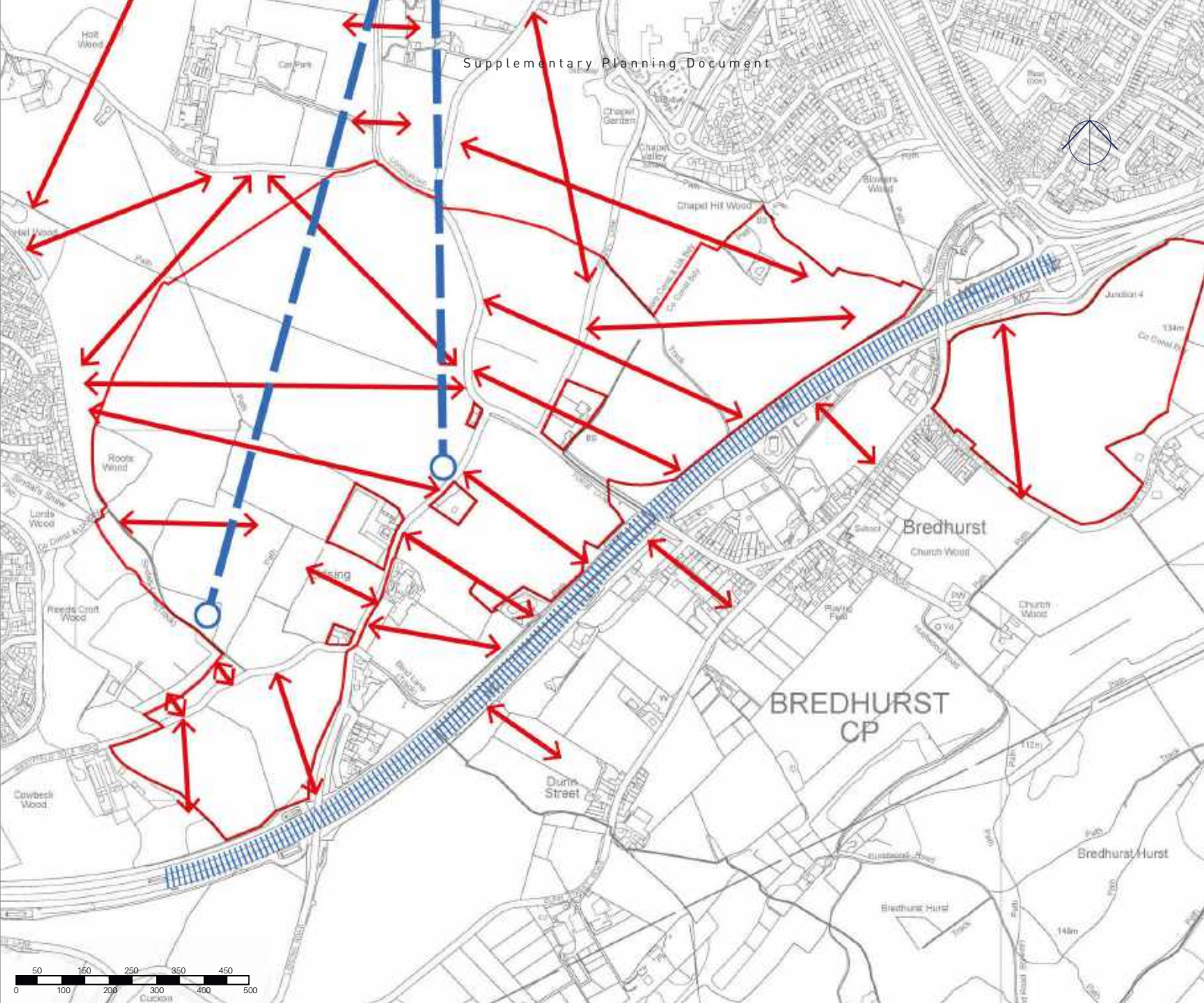


Figure 15:  
**Views Across Site**

- Key:**
- Site boundary
  - Visual watershed (M2)
  - Long views across site to Darland Banks
  - ↔ Enclosed intervisibility in and around site/Bredhurst



## Heritage & Archaeology

3.2.14. The Maidstone Heritage Impact Assessment (2021) and Lidsing Archaeology & Cultural Heritage Scoping Report (2021) were prepared to inform the preparation of the Local Plan Review. Development proposals should have regard to and build upon this technical evidence to ensure a comprehensive understanding of and response to the local historic environment.

3.2.15. Desk based heritage assessments have been undertaken and these have concluded that there are no designated heritage assets (built or archaeological) within the site. This means there are no World Heritage Sites, Registered Battlefields, Registered Parks and Gardens, Historic Wreck sites, listed buildings or conservation areas. However, there are archaeological assets close to the site and further work is essential to establish the presence or absence of significant archaeological assets. Within the village of Bredhurst there are several designated heritage assets. These include:

- Green Court Listed Building (II).
- The Bell Public House, Bredhurst Listed Building (II.)
- Hollyhock Cottage, Listed Building (II).
- Horseshoes, Bredhurst, Listed Building (II).
- Abbots Court House, Listed Building (II) - 1186019.
- Kemsley Street Farmhouse, Listed Building (II).
- The Church of St Peter, Bredhurst, Listed Building (II). Also listed are several late seventeenth-early eighteenth century table tombs associated with the church.

3.2.16. As part of the evidence base for the SPD further heritage studies have been undertaken to review the potential impacts of the development on both built heritage and archaeology in the area. Whilst the Desk Based Assessments have not identified any heritage assets, there is potential for below ground archaeology and this should be assessed further prior to any planning permission.



The Bell Public House, Bredhurst – Grade II Listed Building

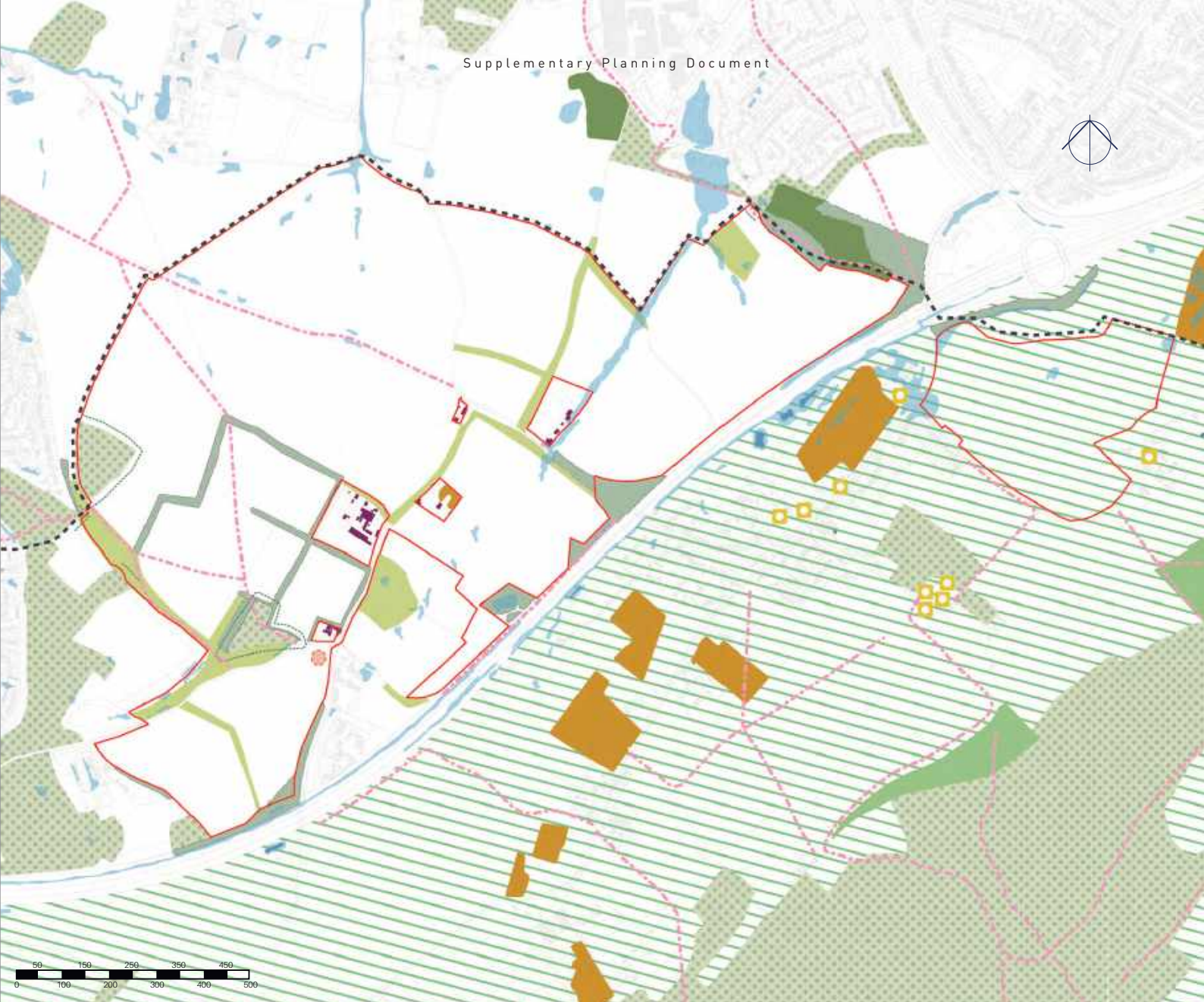


Figure 16:

### Environmental Designations

### Key:

- Site Boundary (133.7ha)
- Ancient Woodland
- Ancient Woodland 15m Buffer
- Kent Downs National Landscape
- Priority Habitat: Reptile Habitat
- Priority Habitat: Deciduous Habitat
- Priority Habitat: Former Orchards
- Priority Habitat: Potential doormouse Habitat
- Open Access Land
- Surface Water Flood
- Water Body
- Public Right of Way
- Existing Buildings
- Grade II Listed Buildings
- Military balloon installation



## Movement & Connectivity

- 3.2.17. Figure 17 identifies the current routes and connectivity of Lidsing, identifying existing vehicular routes and access. The existing bus network is generally confined to the existing built areas of Lordswood and Hempstead, with no 'east-west' connectivity through the Capstone Valley.
- 3.2.18. The Strategic Road Network managed by National Highways is adjacent to the site. The M2 motorway runs south of the site area (with the exception of c. 20ha of land located within the National Landscape south of the M2). Junction 4 of the M2 is a three-arm junction that has the potential for an additional access arm to the south. This junction is a key arrival point for the Medway towns and particularly the Hempstead area.
- 3.2.19. Junction 3 of the M2 is located west of Lidsing and with a closer functional relationship with areas of Lordswood. This junction experiences more significant traffic flow and peak congestion and is a key route to the Medway towns and a main link south to Maidstone.
- 3.2.20. North Dane Way lies to the west of the Lidsing Garden Community site and the Medway Southern Peripheral Route was historically planned to connect this road with the M2 but was never implemented and the road terminates within Lordswood.
- 3.2.21. The site has various existing active travel routes that run through it. These include several Public Rights of Way; Byway 0037/KH41/1, Restricted Byway 0037/KH37/1, and footpaths KH34, KH35 and KH634. No National Cycle Routes run through or near to the site.
- 3.2.22. With regards to public transport there are presently no bus stops within the site. The nearest ones being in Bredhurst (south), Gleaming Wood Drive (west), and Hempstead Valley Shopping Centre (east). No bus routes presently stop in the site, but there are several located within the vicinity of the site.



Precedent images



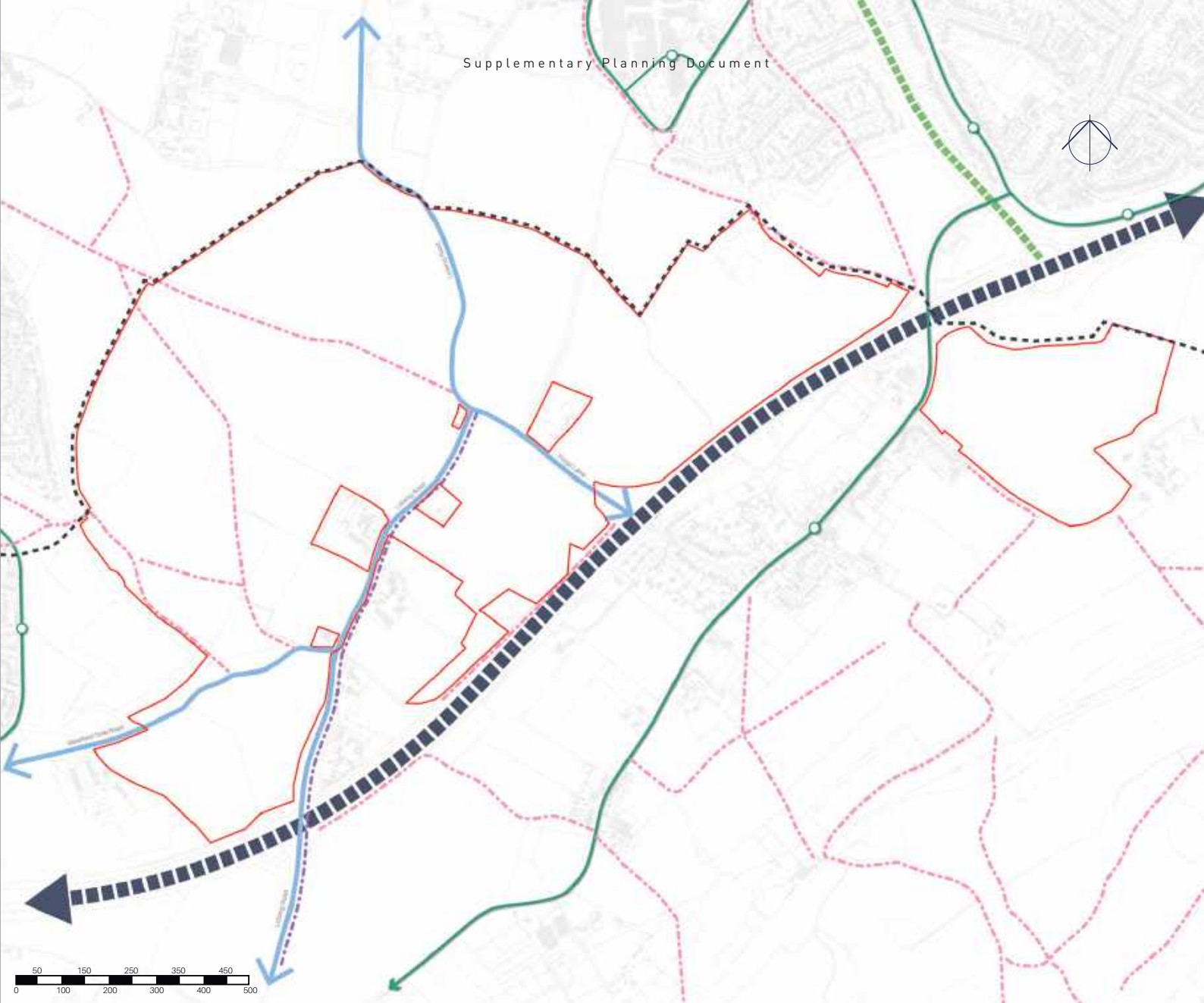


Figure 17:

### Existing Connections Plan

#### Key:

- Site Boundary (133.7ha)
- Existing Roads within the Site
- Primary Roads
- M2
- Key Bus Route and Stops
- Public Right of Way
- Cycle Path
- Borough Boundary

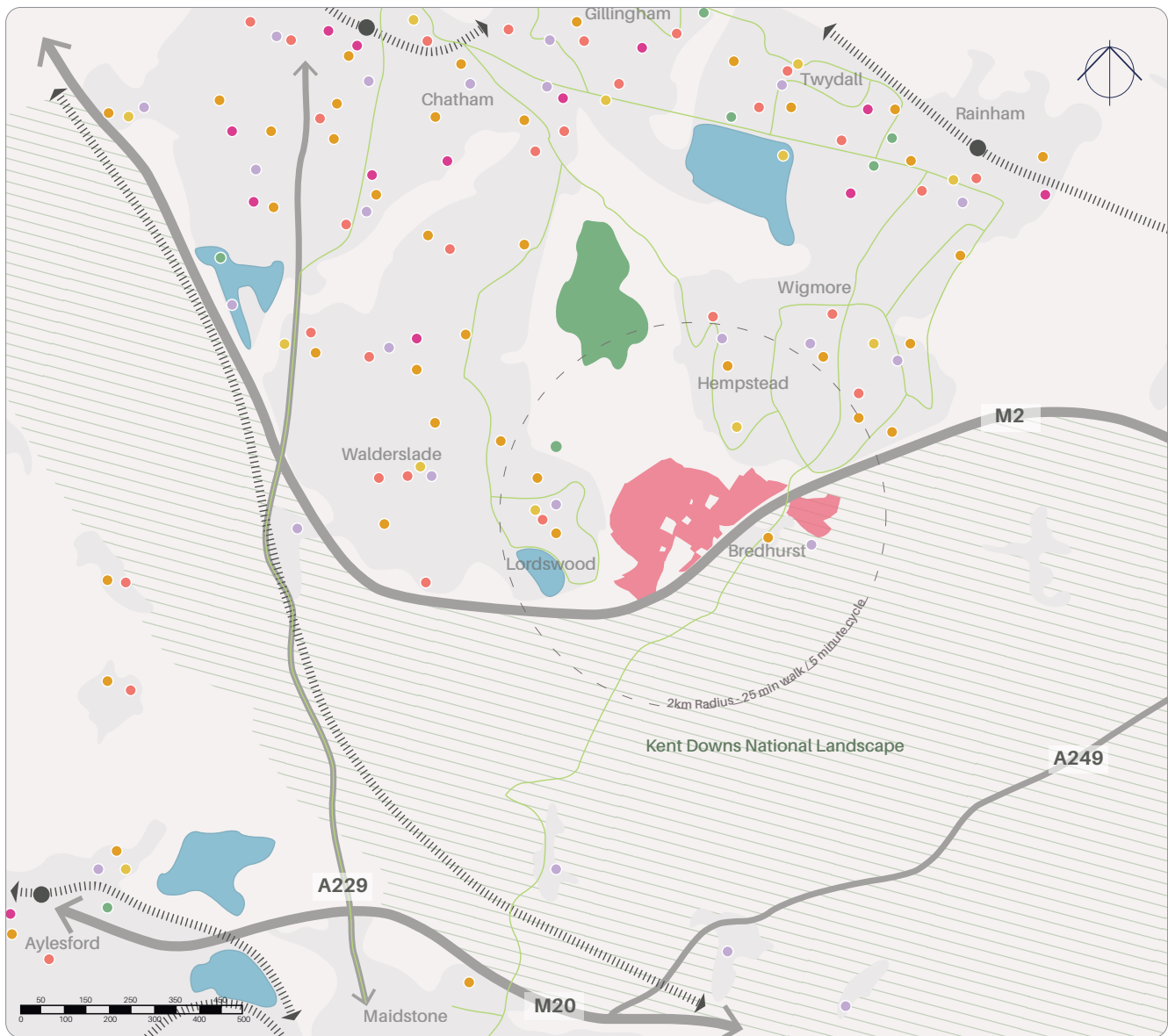


Figure 18:

### Services and Facilities Wider Context

#### Key:

- Lidsing Garden Community
- Settlement
- Capstone Valley Country Park
- Motorway
- A Roads
- ||||| Railway
- Railway Station
- ||||| Kent Downs National Landscape
- Key Bus Route
- Employment Area
- Primary School
- Secondary School
- Retail
- Leisure and Recreation
- Health Centre
- Place of Worship

### Local Services

3.2.23. The new garden community of Lidsing is positioned between the Lordwood urban area (to the west) the Hempstead urban area (to the east) and the recreational hub of the Capstone Country Park to the north and the village of Bredhurst to the south with the village of Boxley further to the south.

3.2.24. The majority of existing services are located within the Medway authority area. For retail the closest assets are Hempstead Valley Shopping Centre to the northeast and Lordwood Local Centre to the west. For healthcare the nearest medical facilities are in Lordwood and Hempstead.

MEDWAY



MAIDSTONE

Figure 19:

**Local Facilities and Amenities****Key:**

- Site Boundary (133.7ha)
- Existing Roads within the Site
- Primary Roads
- M2
- Employment Areas
- Sub-Regional Shopping Centre
- ♥ Health Care
- 🎓 Primary School
- 👥 Village Hall
- ⛪ Place of Worship
- 🛒 Convenience Store
- 🍺 Public House
- 🐎 Liveries
- Borough Boundary

3.2.25. There are existing employment areas to the north at Elm Court and Gillingham Business Park further to the north.

3.2.26. The village of Bredhurst to the south does have several local services such as the Bell Pub, a primary school, a church, a village hall and motor repair garage.



### 3.3. Opportunities & Constraints

Taking all the information outlined in the above sections and building on the earlier site allocation process. This has helped to identify the principal constraints and opportunities of the site, which have in turn informed the development of the masterplan.

#### Opportunities

3.3.1. Key opportunities on site identified are:

- The site will deliver east – west connectivity across the Capstone Valley.
- A new local centre and associated social infrastructure is to be provided on site.
- Improve access to the M2 Junction 4.
- Access to the Kent Downs National Landscape for new residents.
- Opportunity for a strategic employment site.
- There is very limited impact on designated heritage assets on or near to the site, though the potential for archaeology.
- There is the opportunity to link the habitats and increase the biodiversity of the site.

#### Constraints

3.3.2. Key constraints on site identified are:

- Part of the site lies within the Kent Downs National Landscape and its' setting.
- There are pockets of Ancient Woodland in and adjacent to the site.
- The site has pockets of third party owned land within it.
- There are areas of ecological value and habitat on the site.
- There are areas of surface water flood risk.
- There are existing public rights of way running through the site.
- Potential for archaeology.
- Setting of listed building within Bredhurst, particularly where the new link to the motorway is to be formed.

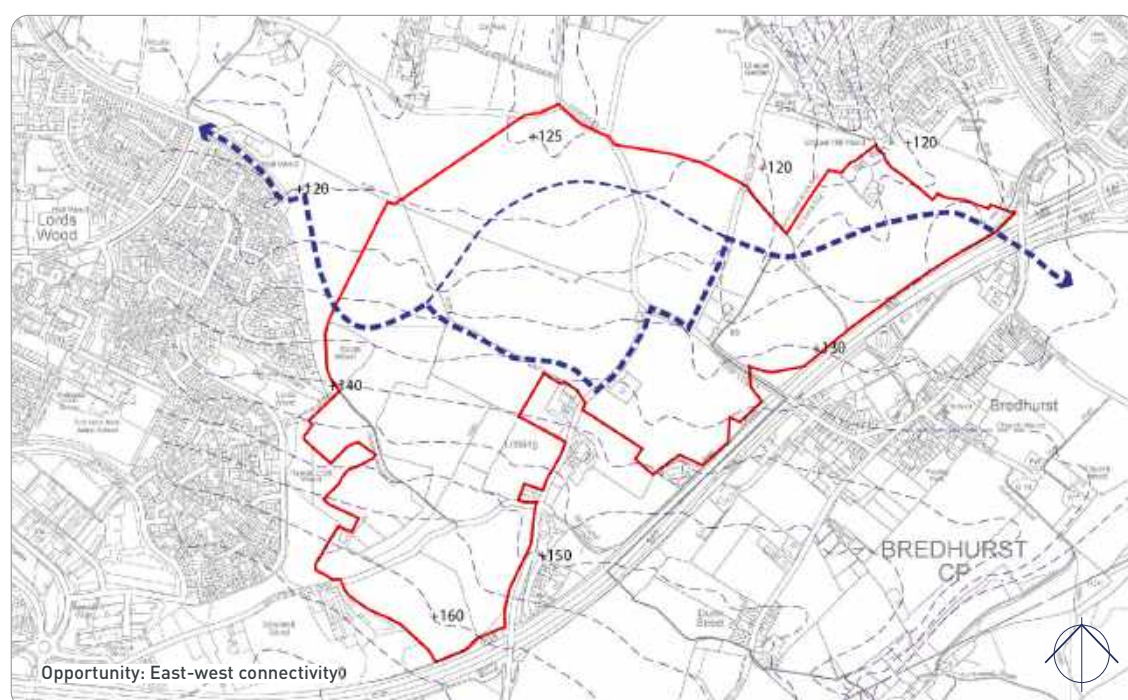




Figure 20:

**Site Constraints****Key:**

<span style="color: red;">—</span>	Site Boundary (133.7ha)		Hedgerows
	Ancient Woodland		Woodland
	Ancient Woodland 15m Buffer		Trees
	Kent Down National Landscape		Topography
	Priority Habitat: Reptile Habitat		Enclosed Intervisibility
	Priority Habitat: Deciduous Habitat		Long Views
	Priority Habitat: Former Orchards		Landscape Buffer from Kent Down National Landscape to Site
	Priority Habitat: Potential Doormouse Habitat		Borough Boundary
	Open Access Land		
	Surface Water Flood Risk		
	Noise and Pollution from the M2		







An aerial photograph of a city area, including a river, roads, and buildings, is shown on the left side of the page. A teal-colored overlay is applied to the entire image, and a horizontal line extends from the map area towards the right, underlining the section header.

## Section B: Vision, Objectives & Spatial Framework

<b>4.</b>	<b>Vision and Objectives .....</b>	<b>46</b>
4.1.	Vision	
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4.3.	Objectives	
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5.3.	Green & Blue Infrastructure Framework	
5.4.	Movement & Connectivity Framework	
5.5.	Placemaking & Design Framework	
5.6.	Illustrative Spatial Framework	

## 4. Vision and Objectives

### 4.1. Vision

The Lidsing Garden Community will play a key role in achieving the overall vision for Maidstone as is currently set out in the adopted Local Plan, namely for the Borough to become an area that is...



*“...open to embracing growth which provides improved infrastructure, economic opportunity and prosperity, along with services, spaces, and homes for our communities, while addressing biodiversity and climate change challenges and protecting our heritage, natural and cultural assets.”*



## 4.2. Lidsing Garden Community

- 4.2.1. This section outlines the vision for the Lidsing Garden Community that was outlined in the adopted Local Plan Review policy and then builds on that with objectives that will help to deliver that vision.

**A place-based vision for the Lidsing Garden Community is also included in the Local Plan namely:**



### A place-based vision for the Lidsing Garden Community:

*“In 2057, Lidsing Garden Community will be an established and thriving new community with a distinctive local character, form and identity which provides strong linkages with the surrounding urban and rural services, facilities and communities and will serve to enhance the open space network of the Capstone Valley.*

*Lidsing Garden Community will be an exemplar urban extension containing 2,000 new homes that focuses on improving connectivity in south Medway. This connectivity will be in the form of a connection between North Dane Way and a new motorway junction on the M2. Routes across the site will be significantly improved and a new orbital bus route will benefit the wider community. Lidsing Garden Community will be a holistically planned new settlement which enhances the natural environment of its location in proximity to the Kent Downs National Landscape and its relationship with the Capstone Valley. The southern portion of the Capstone Valley will become a connecting*

*point for a range of trips that will benefit existing and future residents linking Lordswood to the west with Hempstead to the east and creating strong leisure links north – south through the site connecting Capstone Country Park with the National Landscape.*

*This new Garden Community will change the character of this area, creating a new place within Medway with its own identity, unique but well-related to existing communities at Hempstead, Lordswood, and Bredhurst. It will be a settlement centred on a well-defined landscape infrastructure that links new places to live through an integrated leisure strategy that converges on a new local centre that provides retail, sporting, education and health facilities. Lidsing Garden Community will provide a genuinely landscape-led settlement which responds robustly to the challenges and opportunities of climate change, adopting models of best practice as an exemplar development.”*





The vision recognises that the new Garden Community will change the character of this area, creating a new place within the Borough with its own identity, unique but well-related to existing communities at Hempstead, Lordswood, and Bredhurst.



## Creating an Active and Vibrant Place

- 4.2.2. It will be a settlement centred on a well-defined landscape infrastructure that links new places to live through an integrated leisure strategy that converges on a new local (village) centre that provides retail, sporting, education and health facilities.

## Landscape-Led Exemplar

- 4.2.3. Lidsing Garden Community will provide a genuinely landscape-led settlement which responds robustly to the challenges and opportunities of climate change, adopting models of best practice as an exemplar development.

## Community Wellness

- 4.2.4. To facilitate healthy lifestyles, there will be spaces for exercise, sport, play, walking, cycling, and leisure, alongside initiatives to support new residents, create a sense of community and neighbourliness, and provide a broad range of local services and facilities.

## Sustainably Designed

- 4.2.5. It will promote a sustainable way of living in line with the Council's commitment to help combat climate change. The Garden Community will deliver low energy, high performance buildings including homes for all, new schools, community facilities and shops as well as a mosaic of landscape spaces - all easily and safely accessible by cycling and walking.

## Active Streets

- 4.2.6. Streets will be designed for people over private vehicles. It will be a place where active travel and public modes of transport are the most convenient, appealing, and efficient choices for short journeys; and it is the intention to provide attractive sustainable transport links to key external destinations in Medway and to Maidstone Borough.

## Integrated Heritage

- 4.2.7. The Garden Community will have its own distinct identity but also be made up of distinct but inter-connected neighbourhoods and open spaces that have been shaped by the characteristics and heritage context into which they will grow.

## Community Stewardship

- 4.2.8. The community itself will be at the heart of the long-term management and collective stewardship of the place. This will harness the area's creative and artistic thinking, innovation, and resourcefulness to bring the benefits of social value to life. There is also a transport vision for the site that is outlined in the accompanying transport annex.



### 4.3. Objectives

4.3.1. The planned approach for the Lidsing Garden Community is for it to follow the Garden Community principles. The Garden Community Principles are a distillation of the key elements that have made the Garden Community model of development so successful, articulated for a 21st century context. Taken together, the principles form an indivisible and interlocking framework for the delivery of high-quality places.

4.3.2. A Garden Community is a holistically planned new settlement which enhances the natural environment and offers high-quality affordable housing and locally accessible work in beautiful, healthy and sociable communities. The Town and Country Planning Association has defined the principles for the 21st century, see Figure 21.

Figure 21:

#### TCPA Garden Community Principles





## Community Objectives

Underpinning the Vision are a set of specific design objectives and principles that collectively cover the key elements of how proposals at Lidsing Garden Community should come forward:

### ✓ **Being locally distinctive:**

Support locally distinctive, design of buildings, streets and spaces to create neighbourhoods that are memorable and unique places to live.

### ✓ **Delivering a range of quality homes:**

Promote a mix of high-quality homes of tenures to meet the needs of the Borough.

### ✓ **Community focused:**

Focus an inclusive community around a hierarchy of excellent services and facilities clustered around a village centre.

### ✓ **Landscape-led:**

Delivers a landscape-led place that harnesses the ecological features and views to create a network of unique, high quality, active landscapes that positively integrates its landscape context.

### ✓ **Supporting diverse employment opportunities:**

Support a variety of entrepreneurial and creative employment and skills opportunities.

### ✓ **Promoting healthy environments:**

Promote health and well-being through accessible facilities and healthy lifestyles for all ages.

### ✓ **Delivering smart and sustainable living:**

Support low carbon living through sustainable planning, transport and energy.

### ✓ **Securing integrated sustainable transport:**

Provide excellent sustainable connections and environments that make walking, cycling and public transport the most attractive method of travel, maximising the opportunities presented by the East-West link road.

### ✓ **Ensuring an enduring long-term approach to place management and stewardship:**

Continue to positively engage a range of people and communities in design, delivery and stewardship.

## 5. Framework Plans

This section defines the area wide spatial guidance as a series of framework plans for different topic areas. These plans then come together to form the illustrative spatial framework plan.

### 5.1. Introduction

5.1.1. The different framework plans that come together to create the spatial framework plan are:

- Land uses – sets out the structure of the site and locations for development.
- Environment – sets the physical condition and assets on the site including heritage, flooding and ecology.
- Landscape and open space – sets the landscape strategy for the site and open space locations.
- Movement and connectivity – establishes the street hierarchy, key connections to and from the site and transport options.
- Placemaking and design – defines the character areas, density and heights for the site.

5.1.2. The Plans respond to the relevant Local Plan policies, background studies, feedback received through discussion and engagement and the issues, constraints and opportunities identified through the process of evolving the SPD.

5.1.3. The Plans are intended to capture the key elements and principles, whilst also allowing for appropriate flexibility to allow for further design work to consider matters in more detail and bring forward appropriate proposals.

### 5.2. Land Use Framework

5.2.1. The Land Use Framework (Figure 22) shows how uses should be organised across the site. This has been developed since the land use plan that was part of Policy LPRSP4(b) of the Maidstone Local Plan Review. It has subsequently been informed by informal engagement with the public and technical stakeholders.

5.2.2. It sets out that the site has distinct zones; employment to the east of the site adjacent to the improved M2 Motorway access, residential to the centre and west of the site with the local centre to the middle of the site in order to encourage sustainable journeys to it. To the south of the enhanced M2 Junction 4 will be an open space area used to mitigate the impacts on the Kent Downs.

5.2.3. Since the adoption of the Local Plan Review, more detail has emerged as to the drainage, open space and local centre strategy and as such these areas have evolved from the original concept plan.

5.2.4. It is expected that the residential area of the site will be defined by key character zones. Each zone with a range of densities and mixture of typologies and tenures. Further detail on this will be established through a Design Code that is to follow the SPD as part of the planning application process.

5.2.5. The site will consist of 40% affordable housing and tenures across the site and different typologies as set out in the Borough's Strategic Housing Market Assessment. The affordable housing is expected to be pepper potted across the site and designed to be tenure blind to help create a mixed community.

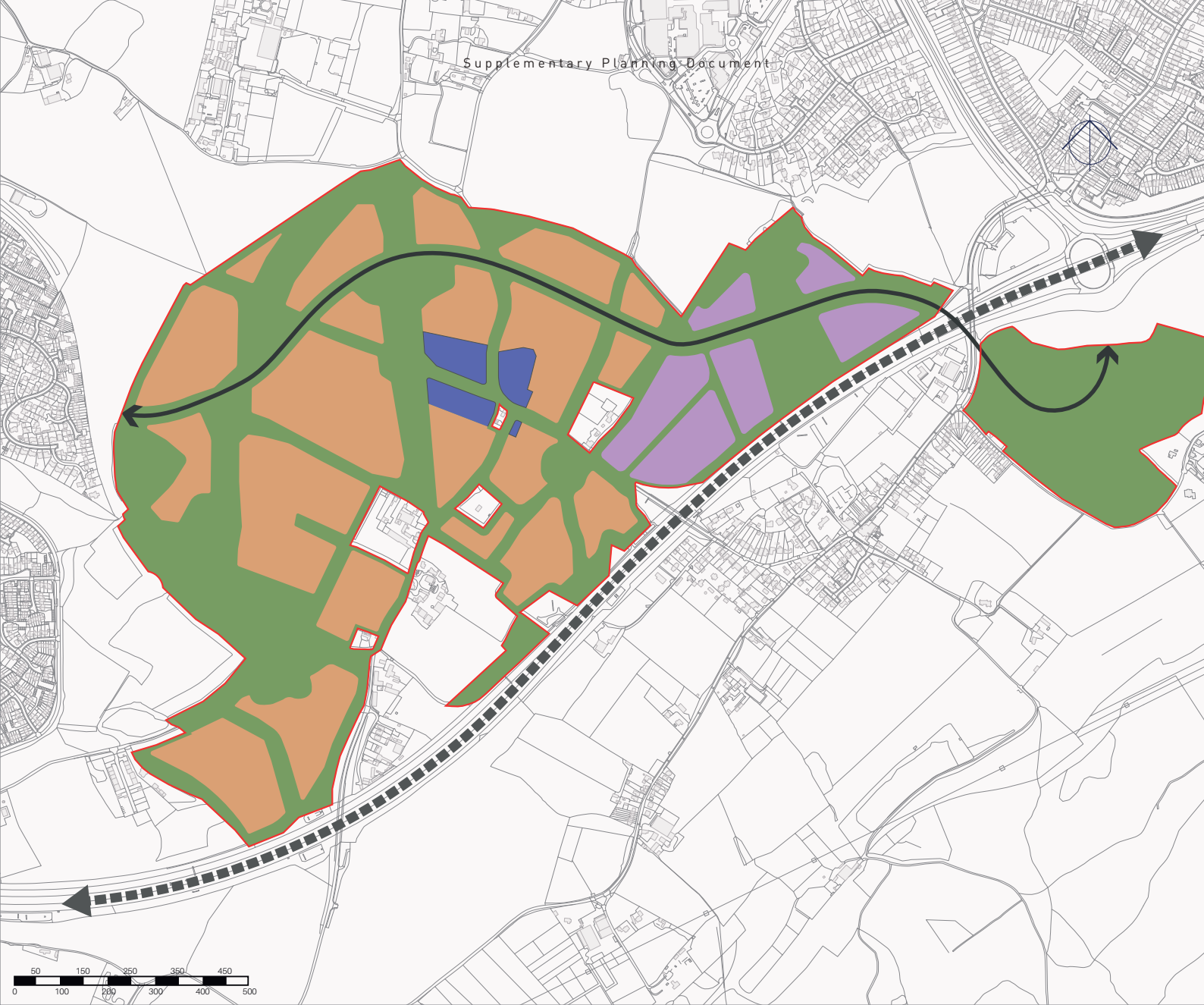


Figure 22:

### Land Use Framework

### Key:

- Site Boundary (133.7ha)
- Residential Development Area (55.6 ha)
- Employment Development Area (11.7 ha)
- Local Centre (3ha, including 2.2ha for 3fe Primary School)
- Green and Blue Infrastructure (58.5ha)
- Primary Spine Corridor (4.9 ha)
- M2



- 5.2.6. The local centre is expected to be a mixture of uses including a school, medical facilities, retail and open spaces to create a sense of place.
- 5.2.7. The employment site to the east is expected to be 14ha in size and cater for a range of uses. The entire Garden Community will provide for 1 job per house and as such a minimum of 2,000 jobs.

### 5.3. Green & Blue Infrastructure Framework

- 5.3.1. A total of c.44ha of the site is to be dedicated to open space or 37% of the total site area.
- 5.3.2. Due to the constraints identified on the site, an open space and landscape plan has been developed that seeks to enhance the area. Several fingers of open space through the site have been developed to incorporate the surface water flood risk and key views identified through the site constraints and also make best use of the topography. These have also taken account of the need to connect habitats as identified in the Local Nature Recovery Strategy and Green Infrastructure Strategies.
- 5.3.3. Recreational open spaces for sport and allotment usage have been located to the periphery of the site to allow for greater access from existing communities and allow for greater

connection to existing assets such as Lordswood Leisure Centre (in Medway) and those in Bredhurst.

- 5.3.4. The amenity green space is to be located towards the centre of the site within the 'fingers' of the open space as they are expected to be more predominantly used on a day-to-day basis by future residents of the site. The semi-natural and natural green space is to be consolidated at the eastern and western sides of the site to enhance ecological connectivity. This work is to evolve through the design code as more evidence emerges in that process.
- 5.3.5. Proposals should start with the landscape responding to the site being in the setting of the Kent Downs National Landscape and the Capstone Valley. As such open space buffers to the south of the site should be created that conserve and enhance the Kent Downs National Landscape and reflect that the site sits within the setting of it as per the site policy.
- 5.3.6. The evidence suggests the site has some areas of surface water flood risk within three fingers towards the centre of the site that need to be protected for blue and green infrastructure. As such the design needs to reflect this and should use this to its advantage as open space linkages through the site. The short and long-distance views across the site will inform the detail of the open space green infrastructure plan. Green spaces will not just be great places for people and wildlife they will also enhance natural beauty.
- 5.3.7. Lastly the site, as suggested by the ecology evidence, has distinct pockets of biodiversity value with habitats located across the site, but also wider connectivity as suggested through work of the emerging Local Nature Recovery Strategy. As such the open space corridors seek to reflect this and should be maintained in the development.
- 5.3.8. The Green and Blue Infrastructure Framework is set out in Figure 23.



Precedent: Blue infrastructure



Figure 23:

### Green & Blue Infrastructure Framework

### Key:

- Site Boundary (133.7ha)
- Public Open Space
- Existing Trees and Vegetation
- Ancient Woodland
- 15m Ancient Woodland Buffer
- Existing Hedgerows
- Proposed Vegetation
- Proposed Woodland
- Green Verge / Doorstep Open Space
- Drainage Basin
- Permanent Ponds
- Kent Downs National Landscape
- Primary Spine Corridor
- > Active Travel Connection
- Indicative Sport and Recreational Link

## 5.4. Movement & Connectivity Framework

Lidsing Garden Community will need to incorporate a comprehensive movement network of streets to ensure permeability and connectivity to all parts of the development.

- 5.4.1. Streets will be designed as places for everyone with priority for pedestrians and cyclists, then public transport and then other vehicular traffic in accordance with the transport hierarchy in Figure 24. They will include trees, SUDs and planting to contribute to this sense of place.
- 5.4.2. Walking and cycling must feature strongly through the provision of an extensive network of high quality, direct, segregated and shared footpaths and cycle routes as active travel corridors. These will link all parts of the site to key destinations within the Garden Community and further afield ensuring walking and cycling is the mode of choice for these journeys. To the east will be a segregated active travel corridor for walking, wheeling and cycling along Chapel Lane between the development and Hempstead Valley Shopping Centre. To the west an active travel corridor is proposed for segregated movements of walking, wheeling and cycling to Walderslade via the Public Right of Way network.
- 5.4.3. A new east-west connection across the site is to be created through the development and will act as the primary street. It should allow for segregated traffic flow to enable sustainable as well as other forms of active travel in addition to vehicular traffic. Secondary streets should connect to the primary street network and are outlined in the plan below. The secondary streets will serve the development parcels and provide further active travel and public transport connections into and through the development.
- 5.4.4. New access points to the site are to be created to the M2 Junction 4 and North Dane Way. The access point to the North Dane Way should be for all forms of transport and the easterly access point should allow for all modes. Additional sustainable transport access points to Hempstead Valley shopping centre along Chapel Lane are to be created just for non-vehicular modes of transport (walking, wheeling and cycling). Active travel routes between Bredhurst Village and the development should also be encourage through an enhancement to Forge Lane allowing access to the new village centre. Additional access points through the existing public right of way through the site should be maintained and enhanced.
- 5.4.5. Lidsing Garden Community is to be served by public transport, specifically high frequency buses with high quality bus shelters and infrastructure. To get the greatest coverage bus stops are to be located across the site so that all of the development is within 400m of one. Figure 24 sets out how this principle can be achieved. These routes as per the Policy LPRSP4(b) should link the site to Lordswood, Hempstead, Bredhurst, Boxley and Chatham.





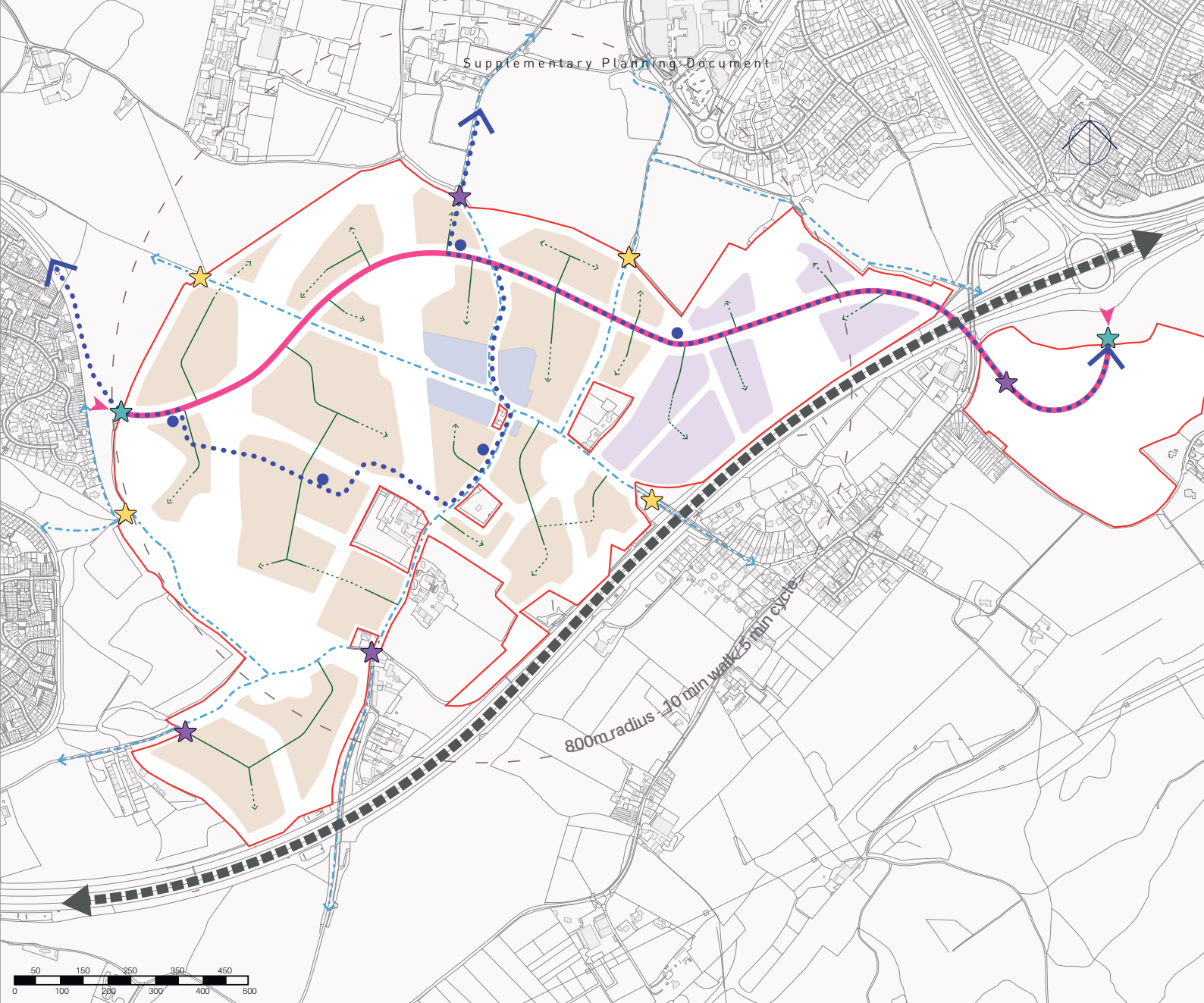


Figure 24:

### Movement & Connectivity Framework

### Key:

- Site Boundary (133.7ha)
- Primary Spine Corridor
- - -> Secondary Access Route
- - -> Active Travel: Pedestrian and Cycling
- . . .> Active Travel: Bus Route
- Potential Bus Stop Area
- ▲ Vehicular Access Point
- - -> M2
- ★ Primary Connections
- ★ Secondary Connections
- ★ Further Sustainable Connections

---

## 5.5. Placemaking & Design Framework

One of the keys to a successful place is good design. This covers areas such as building heights, density, materials and character areas.

5.5.1. Based on the site constraints of the landscape, environmental and other physical features the Lidsing Garden Community density shall taper from the edges to the centre with highest densities at the Local Centre (Figure 25).

5.5.2. In terms of heights, it is also proposed to have higher buildings towards the centre of the site around the local centre with smaller buildings on the edges, especially adjacent to the M2 Motorway to minimise the impact on the Kent Downs National Landscape (Figure 25). The site will have several key buildings throughout the site at key intersections to act as nodal points that will be higher. This will enable pedestrian permeability across the site. This work will be built upon in the design code.





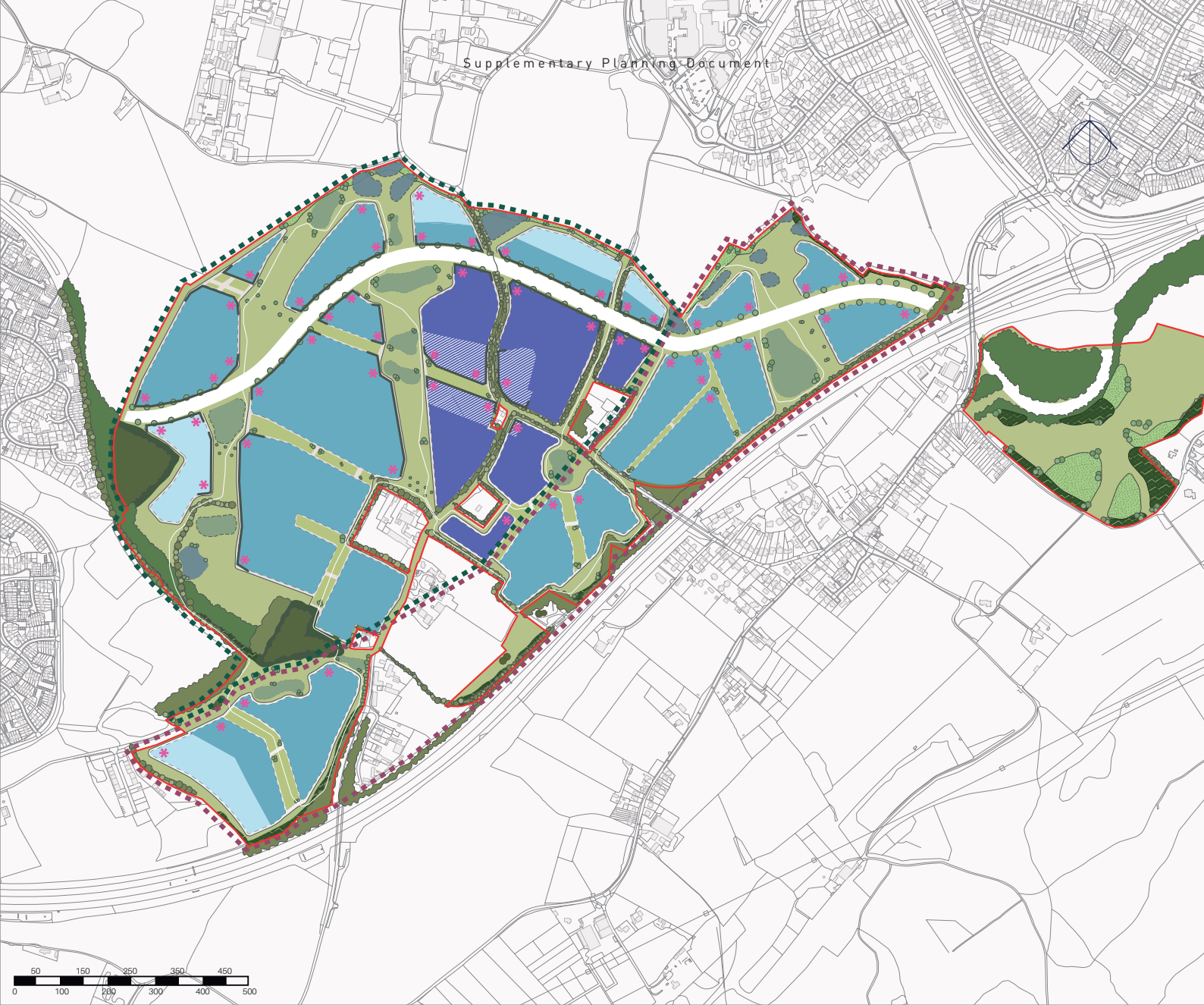


Figure 25:

**Placemaking &  
Design Framework –  
Heights & Density**

**Key:**

- Site Boundary (133.7ha)
- - - Building Height up to 9m
- - - Building Height up to 11m
- ✱ Key Buildings
- Primary Frontages
- Local Centre
- Low density (up to 20-30 dph)
- Medium density (30-40 dph)
- High density (40 dph)



## 5.6. Illustrative Spatial Framework

This section of the SPD defines the area wide framework for the Lidsing Garden Community. It brings together the previous evidence outlined in Section A, the vision and objectives from this section and then the placemaking and design elements from Section C.

- 5.6.1. The main structure of the Garden Community has been based around the following key elements: land uses, environment, landscape and open space, movement and connectivity and placemaking and design.
- 5.6.2. The Framework Masterplan (Figure 26) forms an integral part of the design principles for the Garden Community and builds on the vision framework masterplan that was part of the Maidstone Local Plan Review 2021-2038 evidence base.
- 5.6.3. The Framework Masterplan is the platform upon which the design principles are based, and the subsequent outline planning application and design code will build. It sets out graphically the location, extent, and status of key mandatory elements of the development. All planning applications must conform to the framework set out by the masterplan.
- 5.6.4. Adherence to the Framework masterplan will help ensure that all phases of the development follow the core vision, and objectives.



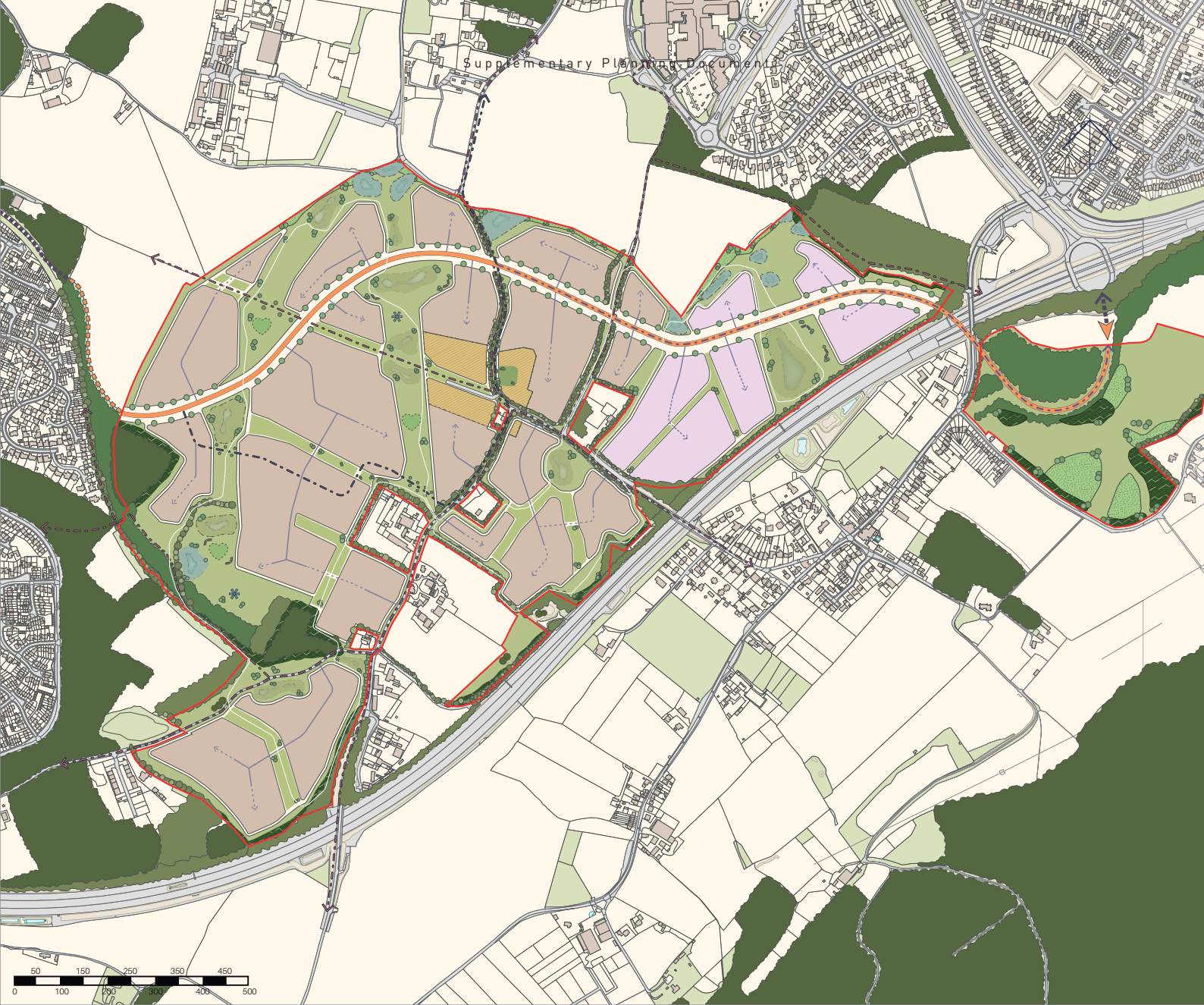


Figure 26:

### Illustrative Spatial Framework Masterplan

### Key:

- |   |   |   |  |
|---|---|---|--|
| <span style="color: red;">—</span>  | Site Boundary (133.7ha)                     | <span style="color: blue;">- - - - -</span>   | Secondary Access Route                 |
| <span style="background-color: #d2b48c; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> | Residential Development Area                | <span style="color: magenta;">- - - - -</span>  | Active Travel Connection               |
| <span style="background-color: #e6e6fa; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> | Employment Development Area                 | <span style="color: blue;">- - - - -</span>   | Bus Route                              |
| <span style="background-color: #ffd700; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> | Local Centre (including 3fe Primary School) | <span style="background-color: #90ee90; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> | Indicative Sport and Recreational Link |
| <span style="background-color: #90ee90; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> | Public Open Space                           | <span style="color: orange;">▶</span>   | Vehicular Access Point                 |
| <span style="color: green;">●</span>  | Existing Trees and Vegetation               | <span style="color: green;">●</span>  | Proposed Vegetation                    |
| <span style="color: darkgreen;">●</span>  | Ancient Woodland                            | <span style="color: darkgreen;">●</span>  | Proposed Woodland                      |
| <span style="color: green;">—</span>  | Existing Hedgerows                          | <span style="background-color: #90ee90; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> | Drainage Basin                         |
| <span style="color: orange;">- - - - -</span>   | Gibraltar Farm Access Alignment             | <span style="color: lightblue;">—</span>  | Permanent Ponds                        |
| <span style="color: orange;">—</span>   | Primary Spine Corridor                      | <span style="color: blue;">♥</span>   | Proposed Play Areas                    |
|   |   | <span style="background-color: #90ee90; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> | Village Green                          |









## Section C: Placemaking and Design Guidance

<b>6.</b>	<b>Placemaking Guidelines .....</b>	<b>64</b>
6.1.	Introduction	
6.2.	Design Code	
6.3.	Heritage	
6.4.	Landscape	
6.5.	Open Space	
6.6.	Movement & Connectivity	
6.7.	Placemaking, Density & Character	
6.8.	Character Areas	
6.9.	Housing	
6.10.	Sustainable & Healthy Design	
6.11.	Local Centre	
6.12.	Education	
6.13.	Employment Area	

## 6. Placemaking Guidelines

This section provides guidance on specific parts of the emerging masterplan to guide subsequent planning applications and will be used in the decision-making process alongside the relevant policies in the Maidstone Borough Development Plan.

### 6.1. Introduction

6.1.1. This section is supplementary to the general principles that are set out with the framework plans section and should be read in conjunction with that section.

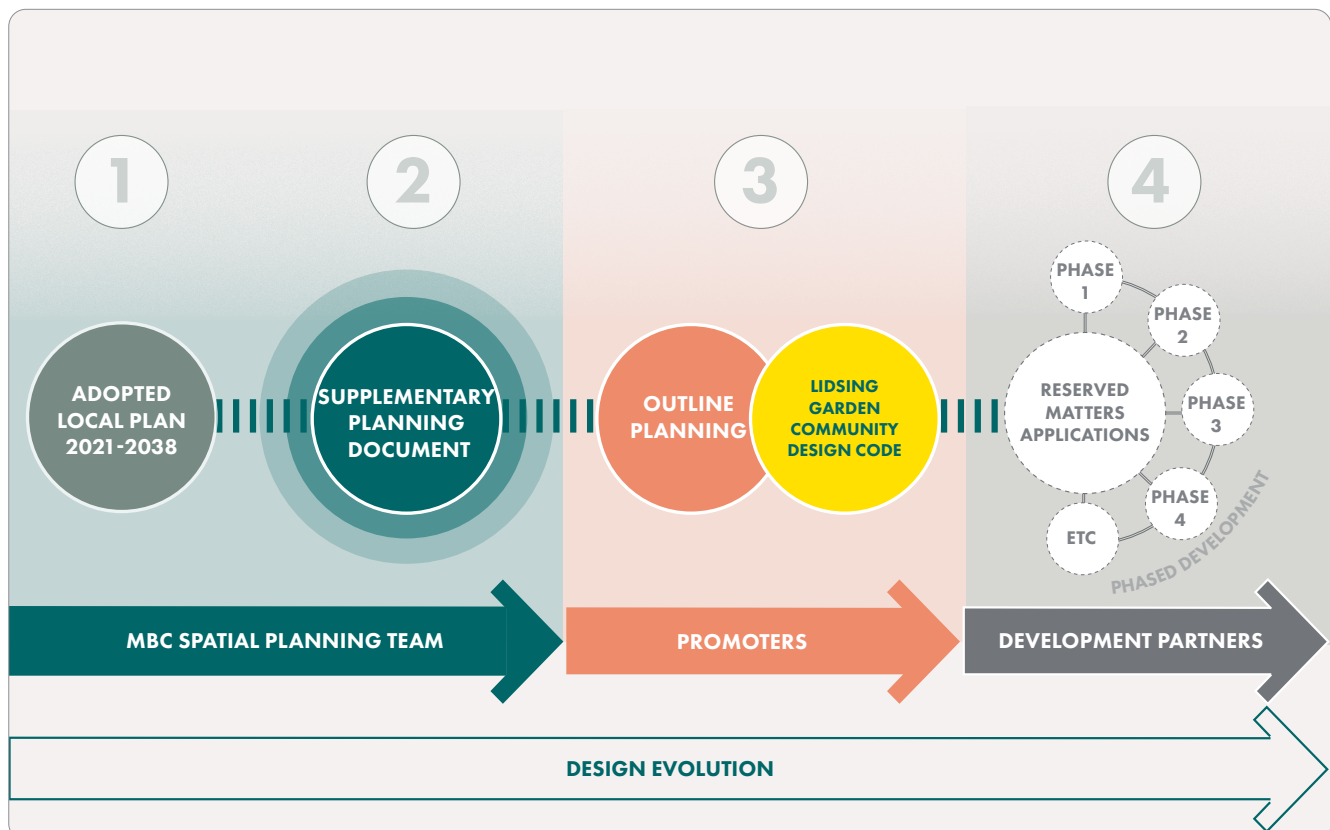
6.1.2. To support this section several topic papers have been produced to evidence the context and reasoning behind the decisions made. These include:

- Green & Blue Infrastructure Topic Paper.
- Housing Topic Paper.
- Design Topic Paper.

6.1.3. This section will provide general design parameters for the development that will form the basis of a future design code as required by Policy LPRSP4(B) criteria 3 (b). It is expected that this is part of the evolving design process for the site (Figure 27).

Figure 27:

#### Planning Design Process





## Key Principles/Guidance:

# Design Code

## Overview

- a. It is expected that the Design Code shall follow the outline planning application and prior to any reserved matters applications. The Design Codes shall be broadly in accordance with the Lidsing Garden Community SPD.
- b. Design Codes must set out clear design parameters to help the Council and communities understand what good quality design looks like and how it will be achieved.
- c. Design Codes must cover the aspects set out within the 10 characteristics of good design as per the National Design Guide and guidance in the National Model Design Code and set out in Appendix C of this document.
- d. Codes must be simple, concise and specific and include visual and numerical information rather than detailed policy wording.
- e. Design Codes must come forward through a collaborative process between the promoters and the Council and should have regard to the LPR and this SPD.
- f. The preparation of Masterplans and Design Codes must be informed by the appropriate design review and assessment frameworks such as the National Design Guide, National Model Design Code, Building for a Healthy Life and Building with Nature, or similar.

## 6.2. Design Code

- 6.2.1. As a result of the scale of the development and the design sensitivities, there is an expectation through the site allocation policy that there is a design code to follow as part of the planning application process for the site (see Figure 27).
- 6.2.2. Design codes are important because they provide can set out a framework for creating healthy, safe, green, environmentally responsive, sustainable and distinctive places, with a consistent and high-quality standard of design. This can provide greater certainty for communities about the design of development and bring conversations about design to early stages of the planning process rather than the end.
- 6.2.3. Given the scale and context of the Lidsing Garden Community, and the long-term nature of its delivery, the Council expect that a comprehensive approach will need to be secured via the preparation and approval of a site wide 'Strategic Design Code'. Further neighbourhood specific masterplans and design codes may also be subsequently required for relevant phases of development.
- 6.2.4. The Councils will expect the Design Code to establish a high design quality approach to development across the Garden Community as a whole, and within each of the neighbourhoods. The following design principles should be used as a basis for any subsequent design code.



## 6.3. Heritage

6.3.1. The National Planning Policy Framework places a strong emphasis on the role of heritage in contributing to sustainable development. It states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. Maidstone Local Plan Review Policy LPRSP14(B) Historic Environment gives effect to the NPPF and sets out the relevant strategic policy for Maidstone.

### Heritage Impact Assessment

6.3.2. Policy LPRSP4(B) criteria 7(c) outlines that any applications need to respond to the heritage of the location and that this should be done via a heritage impact assessment. This section will provide context as to the heritage of the area and then provide guidance as to what should be within any future heritage impact assessment.

6.3.3. Whilst there are no designated assets within the site boundary there is the potential for some to be found. The site allocation does not have any impact on the following heritage designations: World Heritage Sites, Scheduled Ancient Monuments, Registered battlefields, Conservation Areas or Registered Parks and Gardens. There are listed buildings present, but these are not within the site boundary. It is noted that the site is within an Archaeological Notification Area (ANA) and therefore has the potential to include archaeological evidence and remains.

Figure 28:

#### Military Balloon Site





## Key Principles/Guidance:

# Heritage

## Heritage Impact Assessment

- a. Development proposals must be informed by an understanding of the significance of the listed buildings and their setting. Proposals for development should assess what impact they might have upon other heritage assets in the vicinity of the Garden Community and demonstrate how the appropriate conservation or enhancement has been addressed in the design process. This can be achieved through a heritage impact assessment that considers the following:
  - The impact of the development on the setting on Abbots Court Farm and other listed buildings in the vicinity.
  - Historic landscape value.

## Military Balloon Installation

- b. Development proposals must be informed by an understanding of the significance the Military Balloon Installation and as such:
  - A statement of significance and a desk-based survey should be submitted with the application.
- c. Any subsequent planning application needs to ascertain the significance of any archaeology on the site to enable this to inform the masterplan for a planning application. As such the following is needed:
  - Trial trenching to be undertaken following discussion with Kent County Council, Maidstone Borough Council and Historic England.

- 6.3.4. A desk-based assessment of heritage has been undertaken and this concluded that the site has been in agricultural usage since medieval times. However, there is still potential for archaeological evidence due to the limited fieldwork undertaken within the area. As such this alongside the historic landscape should be considered as the site progresses through the planning stages.

## Military Balloon Installation

- 6.3.5. Policy LPRSP4(B) criteria 7(f) explains that the development should respond to the special historic environment; and an element of this is the military balloon installation located to the west of the site, see Figure 28. Some archaeological work has been previously undertaken that has identified the potential of a military balloon installation on the site. The event record EKE14761 relates to an Archaeological survey of mineral extraction sites around the Thames Estuary landscape, encompassing much of the study area, including the study site. A former extraction pit within the study site has been researched for its use as a Royal Engineers Balloon pit (EKE20276).

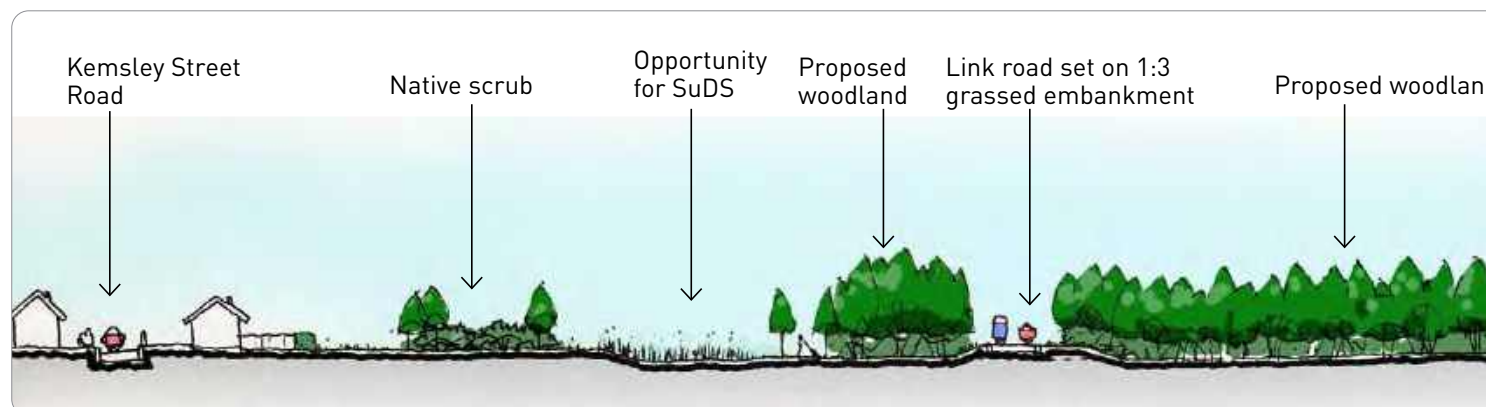
Local Plan Review Policy:  
**LPRSP4(B), LPRSP10(A)**

## 6.4. Landscape

- 6.4.1. Lidsing Garden Community will be landscape-led and provide a network of multifunctional green spaces, including parks and amenity areas, community growing areas, hedgerows and other green links. The network of integrated green spaces and green corridors will link with the open countryside beyond the development as per Policy LPRSP4(b) criteria 3(h) (iii).
- 6.4.2. A Landscape Framework Plan and Topic Paper has been produced to support this SPD and to identify landscape and visual constraints and opportunities on the site. The development must integrate into its immediate and wider context as sensitively as possible whilst retaining the key characteristics of the site in a landscape framework based on the pattern of woodlands and hedgerows found within the site.
- 6.4.3. A sensitive transition between the development and the Kent Downs National Landscape must be provided. Mitigation will be carried out by generous appropriate planting, a minimum 15m buffer zone and appropriate use of scale and form of adjacent buildings.
- Relationship with the Kent Downs National Landscape**
- 6.4.4. There are two main areas that need to be focused on with regards to the Kent Downs National Landscape: the area within the Kent Downs National Landscape south of the M2 motorway and the area adjacent to it to the north of the M2.
- 6.4.5. The area to the south of the M2 is broadly to be used as open space following the principles of design laid out in Figure 29 below.

Figure 29:

### Cross-section of the land south of the M2 Junction 4







## Key Principles/Guidance:

# Landscape

**Overall, the development will follow these landscape principles:**

- a. Existing ancient woodlands will be provided with a 15-metre landscape buffer from development as a minimum and a 30-metre landscape buffer in sensitive locations. This is to be informed by a tree survey to BS5837 submitted as part of a planning application.
- b. Existing trees, woodlands, hedgerows, waterbodies and water courses should be retained and enhanced wherever possible.

## Relationship with the Kent Downs National Landscape

- c. Landscape buffers shall be provided to the major transport corridors of the M2 and to the Kent Downs National Landscape to the south. The form of planting and landscaping shall be informed by noise surveys and discussions with the Kent Downs National Landscape and adhere to the following:
  - Prioritise structural planting to the south along the boundary with the M2 motorway using species of trees that create large crowns such as oak or beech.
  - Allow opportunities for community of access.
  - Building design should be diverse in order to break up the massing along this boundary.
- d. The key views into and from the site identified in the constraints plan shall be protected.



### Local Plan Review Policy:

LPRSP4(B), LPRSP14(A), LPRSP9, LPRSP15, LPRQD1, LPRQD4

## 6.5. Open Space

### Amenity, Play, Sports, Allotments & Natural/Semi-Natural

6.5.1. As previously outlined Policy LPRSP4(B) criteria 5 (d) sets out the minimum open space requirements. These are set as the following:

- 3.33 hectares amenity green space.
- 1.19 hectares of play space.
- 7.6 hectares of sports provision.
- 0.95 hectares of allotments.
- 31 hectares of natural/semi natural open space.

6.5.2. In line with the Maidstone Borough Council Parks & Open Spaces 10 Year Strategic Plan and playing pitches strategy (November 2020). The Council has identified gaps in the provision of certain types of open spaces and their location and the information has informed this SPD guidance section below.

6.5.3. Play spaces refer to Local Areas of Play, Neighbourhood Areas of Play and are important hubs of community activity and for children to enjoy outdoor activities. They should be located across the site. An indicative open space framework is set out in Figure 30.



Precedent: Amenity green space



Precedent: Natural woodland





Figure 30:

### Indicative Open Space Framework

#### Key:

- Site Boundary (133.7ha)
- Play Space
- Sports Provision
- Allotments
- Natural / Semi Natural Open Space
- Indicative Sport and Recreational Link





The open space will generally be consolidated to the edges of the site and deliver the following principles according to the respective typology.





## Key Principles/Guidance:

# Open Space

### Amenity Green Space

- a. A village green be located in the centre of the development within the new local centre.

### Play Spaces

- b. Play facilities must be designed to meet the needs of children and youth of different age groups and abilities.
- c. Locally Equipped Area of Play (LEAP) must be at least 400m<sup>2</sup>, no closer than 10m or further than 400m from any home.
- d. Neighbourhood Equipped Area of Play (NEAP) must be at least 1000m<sup>2</sup>, no closer than 30m or further than 1000m from any home.

### Sports Provision

- e. Sports provision is to be located to the periphery of the site to enable its use by existing communities in Medway and Maidstone Boroughs.
- f. In line with identified need in the Maidstone Playing Pitch Strategy or its successor documents sports pitch provision should focus on the delivery of the following:
  - 3G football pitch.
  - Grass rugby (union and league) pitches.

### Allotments

- g. Allotments should be accessibly located across the site.

**Local Plan Review Policy:**  
LPRSP4(B), LPRSP14(A), LPRSP9,  
LPRSP15, LPRQD1, LPRQD4

### Natural and Semi-Natural Open Space

- h. To greater benefit the ecological habitats and enhance ecological connectivity this area should be spatially located around existing natural and semi-natural open spaces and consolidated to the eastern and western fringes of the site. Reference should be made to the emerging Local Nature Recovery Strategy for connectivity and the biodiversity net gain statutory metric.
- i. Additional new woodlands created across the site should be made up of appropriate native species.

### Phasing

- j. Policy LPRSP4(b) of the Maidstone Local Plan Review sets out that at phases 1, 2 and 3 of the development open space should be delivered as requisite to the residential development.





## Land South of M2 Junction 4

6.5.4. An indicative Open Landscape Ecological Management Plan (Figure 31) prepared by Kent Wildlife Trust demonstrates that the land south of the M2 can be appropriately managed to provide a biodiverse area, to be secured under a longer-term management regime. The creation of a publicly accessible circular route in this area will appropriately open up this part of the National Landscape for low levels of recreational use which will reduce recreational pressure on the Kent Downs National Landscape.

## Capstone Valley

6.5.5. The Lidsing Garden Community sits at the end of the Capstone Valley, part of a wider Capstone Valley landscape area as identified by the Maidstone Landscape Character Assessment (2013) which also contains important ecological assets. As such the SPD seeks to ensure that the development works with these features, especially the Capstone Valley Country Park & Darland Banks to the north. These features also have an important ecological role and therefore the SPD also seeks to ensure enhanced ecological connections from the Kent Downs into these key ecological assets, within the Capstone Valley.



















Figure 31:

**Land South of M2  
Junction 4**

**Key:**

	Land under Applicant's Ownership		Opportunity for SuDS features maximised for biodiversity benefit
	Existing vegetation		Opportunity for native seasonal specimen trees to add amenity and wildlife value
	Proposed woodland		Opportunity for dusted gravel parking area and interpretation board
	Proposed native scrub		Key Views to be enhanced where possible
	Proposed rewilding (scrub)		Opportunities for enhanced public access
	Neutral grassland		Opportunities for surfaced route (allowing disabled access) as improved link to church

## Medway Edge

6.5.6. The site lies on the border with Medway Council. The Boundary with regards to a large proportion of the site is artificial and does not follow any geographical feature. However, development of the Garden community needs to respect its proximity to the Medway Council area. It should acknowledge the wider strategic growth in the Lidsing and Capstone area, and contribute positively to sustainable development, that achieves connectivity for nature and people, and provides for the effective delivery of infrastructure that meets the communities' needs. In particular Transport is a key cross border matter to be addressed.

## Green Bridge

6.5.7. Criteria 3(h)(iii) of Policy LPRSP4(b) specifies the need for a green bridge connection across the M2 motorway. Green Bridges can take many forms as demonstrated by guidance from the Natural England Literature Review 2015 and the Natural England via Landscape Institute Technical Guidance Note 09/15 December 2015. The definition boils down to the following: 'an artificial structure over road or rail infrastructure which is either vegetated or provides some wildlife function'. It can take the form of a modified bridge or new structure and be used by a range of modes or none. The concept of a green bridge for the site was brought out at the Local Plan Review 2021-2038 examination to link the landscape across the M2 motorway.







## Key Principles/Guidance:

# Open Space – continued

### Land South of the M2 Junction 4

- a. The land to the south of the M2 junction 4 is to follow several key principles:
  - Land to be used for highway improvement works is to be screened by trees.
  - The remaining land is to be accessible by the community, especially walkable from Bredhurst Village and maintained as open space.
  - Respect the setting of listed buildings within the vicinity.

### Capstone Valley

- b. Key views along the valley as identified are to be maintained as development comes forward.
- c. Access from the development to the Capstone Valley shall be provided in two ways:
  - via active travel (walking and wheeling) to be provided from the site towards the Capstone Country Park.
  - Wildlife connections as identified in the Green and Blue Infrastructure Framework Plan.

### Medway Edge

- d. Overall, the development should respect the sites position adjacent to Medway Council area and this should be done in the following way:
  - The design to acknowledge any permitted development and emerging allocations not already built and reflect how it can best integrate with it to avoid insular estates being formed.
  - Provide for wildlife links to the Medway area.

### Green Bridge

- e. A green bridge connection shall be developed over the M2 motorway connecting the site to the Kent Downs National Landscape:
  - Specific consideration should be given to using either the existing proposed M2 Junction 4 improvement works or Forge Lane as potential locations for this green bridge connection and further detail should be provided as part of the subsequent planning application process in regard to design and the suitability of location.
  - The green bridge connection work should involve the Kent Downs National Landscape, Local Highways Authority and National Highways.
  - The green bridge connection design should refer to best practice guidance from the Natural England Literature Review 2015 and the Natural England via Landscape Institute Technical Guidance Note 09/15 December 2015.
  - The green bridge proposal should include vegetation and provide a wildlife function and connection, including a wildlife corridor connecting each side of the M2 to facilitate connections between the Kent Downs and the Capstone Valley and details should be outlined in a subsequent planning application.

**Local Plan Review Policy:**  
LPRSP4(B), LPRSP14(A), LPRSP9,  
LPRSP15, LPRQD1, LPRQD4



Precedent: Landscaping around green bridge



## 6.6. Movement & Connectivity

6.6.1. A core element of the vision for the Lidsing Garden Community is to improve connectivity to the wider area through the development of this location. One of the objectives develops this, setting out how the development is to improve and be sustainably connected internally and externally.

6.6.2. In order to ensure that residents, workers and visitors to the Garden Community can make more sustainable transport choices, planning applications should demonstrate how the following measures will be provided:

- Attractive, inclusive and safe walking and cycling infrastructure;
- A network of walking and cycling routes including footpaths, trails and nature connections should be designed in linking all areas on the site and connections to existing communities external to the site;
- A high quality public transport option.

### Active Travel

6.6.3. Active travel should be an integral part of the garden community. It is one of the garden community's principles from the Town & Country Planning Association. This is supported through national policy that seeks to promote active travel and widen transport choice. Local policy supports this approach, supporting modal shift and active travel as seen in relevant LPR policies.

6.6.4. The site has the opportunity to enhance the existing network to help provide for Active Travel.

### Public Transport

6.6.5. Public transport is to be a priority for the development. Both Policy LPRSP4(b) and the Maidstone Infrastructure Delivery Plan require there to be bus services through the site.

6.6.6. The Primary Street will be a bus route, functioning as a major sustainable movement corridor. In line with Manual for Streets guidance, movement of buses will be prioritised over private vehicles.

6.6.7. The bus route must support the provision of a regular (half hourly) and frequent service connecting the site to Medway and Maidstone. A phased strategy for the bus route must be developed to ensure that early phases of the development have access to public transport connections prior to the completion of the garden community.



Cycling connections

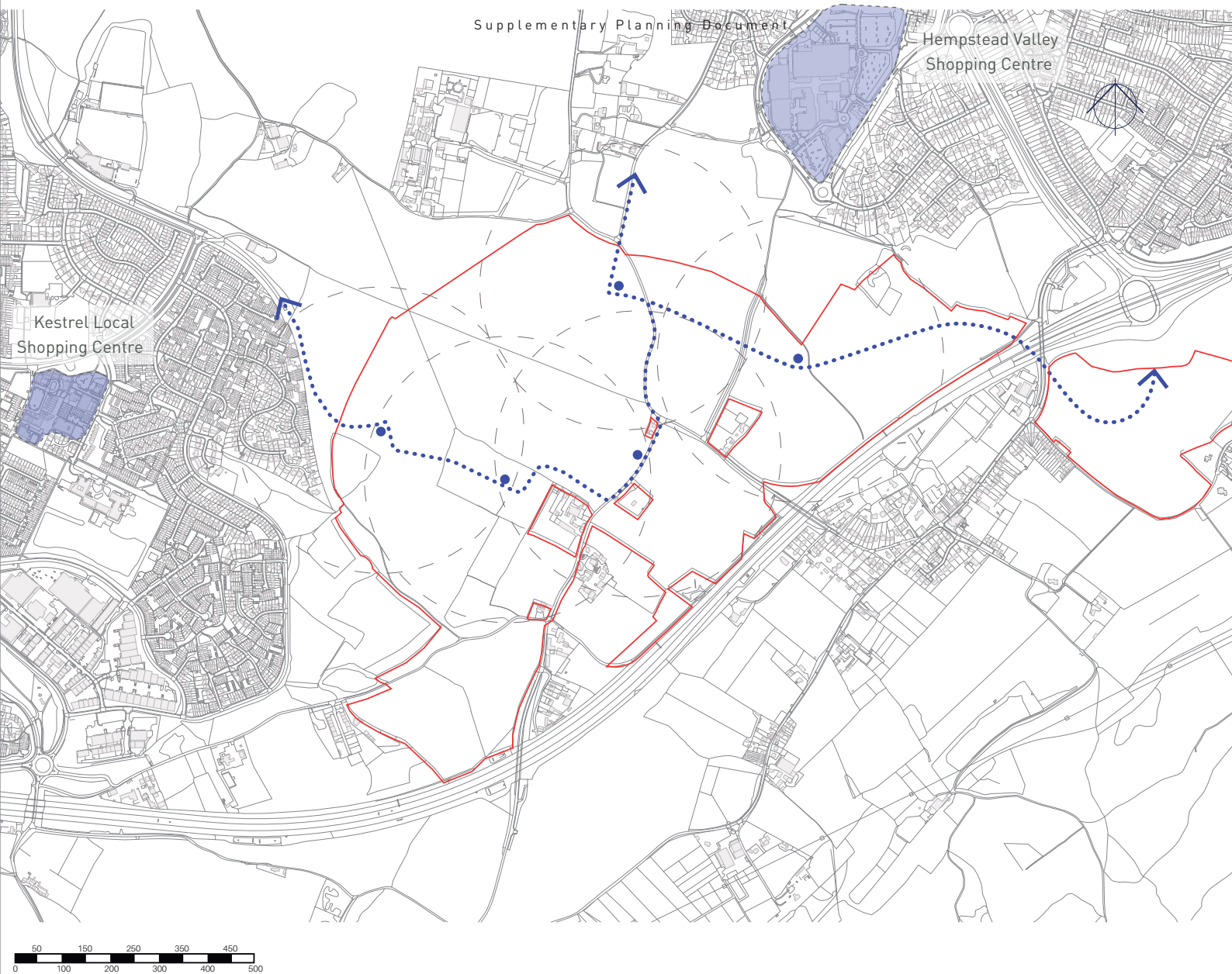


Figure 32:

**Proposed Bus Routes**

**Key:**

- Site Boundary (133.7ha)
- Active Travel: Bus Route
- Potential Bus Stop Area
- Sub-Regional shopping centre
- 400m isochrone (5 minute walk)

## Street Design

- 6.6.8. As indicated within the Movement and Connectivity Framework Plan, the site will have both primary, secondary and tertiary streets.
- 6.6.9. The primary street will be the east–west connection across the site from North Dane Way to the M2 Junction 4. This will be designed to be multi modal as illustrated in Figure 33. The design of this route should support linkages to ecological assets in particular along the green infrastructure network.
- 6.6.10. A proposed example of how the east–west link road could be designed is illustrated below. The east–west link road will be designed to allow for connectivity across it to allow access from the north to the south of the site via active travel methods.
- 6.6.11. All street design should incorporate active and sustainable travel which is a key priority for the Council as per the objectives of the Maidstone Walking and Cycling Strategy (2011-2031) and Maidstone Integrated Transport Strategy (2011-2031).
- 6.6.12. Secondary streets across the site are to provide access to the housing and residential areas and will not be used as through routes. However, they are still to provide routes for active travel connections. See Figure 33 for example of potential layout.
- 6.6.13. Pavements and cycle paths should dominate the appearance of roads rather than cars, with attractive landscaping and easy to use crossings and junctions.
- 6.6.14. Vehicles should not create a hostile environment for other road users, and whilst streets should allow for the free flow of traffic, planning applications should demonstrate how they will put pedestrians, cyclists, and those with mobility impairment first.

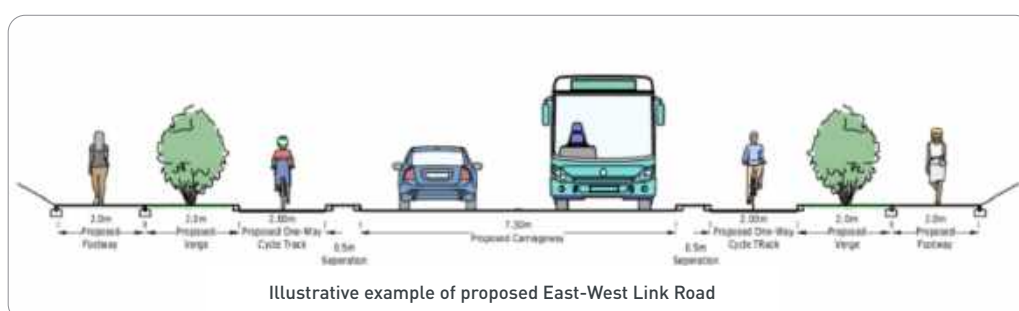


Figure 33:

### Street Type Examples



Primary Street Example



Secondary Street Example





## Key Principles/Guidance:

# Movement & Connectivity

## Active Travel

- a. Proposals should ensure a well-connected network of pedestrian and cycle routes around the site with priority over traffic as a key principle using continuous pavements on side roads as per the Active Travel England Guidance.
- b. The development should incorporate provision for east-west links between Lordswood and Hempstead and south to Bredhurst Village by walking and cycling.
- c. Public rights of way in the site should be protected and retained, but also enhanced to become active travel corridors that are integrated with the development, well overlooked and safe to promote usage.
- d. Pedestrian and cycle paths should be safe off-road routes that are direct to destination following desire lines and designed to the LTN1/20 guidance or successor document standards.
- e. Cycle parking should be supplied at destination points such as the employment area, local centre, medical facility and primary school and this should be near to entrances and safe and secure.
- i. The bus route network on the site must allow for both fixed bus routes, and shared transport including Demand Responsive Transit.
- j. Bus stops should have real-time travel information and be safe comfortable spaces for those waiting.
- k. A serviced bus route (including shelters) must be in place from phase 1 and expand with the development phases to ultimately serve all three phases of the development, including options to expand and to create future eastward connections.
- l. The entire bus network must be accessible and inclusive. This includes the design of level access to the buses.
- m. Bus stops must be provided within 400m walking distance radius of all homes.
- n. Bus stops must be sheltered, accessible and attractive, clearly visible and overlooked and well-lit at night.

## Public Transport

- f. The garden community must be directly connected to the wider public transport network and key outer destinations with frequent and reliable services.
- g. Sustainable travel behaviours must be established from the outset through the facilitation of quality services and discounted/ free travel offers for residents.
- h. A flexibly designed bus route network must be planned into the development to provide access to destinations within and around the site, and to all key destinations outside the site.
- o. The streets within the site require a legible hierarchy of road types which are suited to the routes, vehicle types and places they serve.
- p. All streets should benefit from passive surveillance, landscaping, and appropriate provision for users of all modes.
- q. The materiality, street furniture and landscaping should be designed to provide consistent dimensions in accordance with the street hierarchy but may vary according to the character of each neighbourhood. The primary street should be designed to support ecological linkages across the site including allowing for wildlife movement.
- r. All streets must be designed to suit emergency access requirements and appropriate servicing.

### Local Plan Review Policy:

LPRSP4(B)(6d), LPRSP10(A),  
LPRSP10(A), LPRTRA2

## 6.7. Placemaking, Density & Character

6.7.1. Design is an important feature of how a place functions and can influence how residents use and interact with the development.

### Density

6.7.2. National Policy directs plans to make the efficient use of land when considering densities for development. This is supported by local planning policy which seeks garden communities to have a net density of 40 dwellings per hectare overall. The site Policy LPRSP4(b) criteria 3(h) (viii) builds on the local general policy and requires a range of density across the site, with a general reduction toward the M2 motorway in recognition of the Kent Downs National Landscape.

6.7.3. Placemaking is at the heart of the Lidsing Framework Plan. Clearly defined character areas relate to green and neighbourhood nodes and

give clues for the types of homes that will be built. Each parcel will have a variety of densities which will be further defined at the planning application stage. However, in broad terms, the following range has been created:

- low density areas 20-25 dpHa;
- medium density areas 30-35 dpHa;
- high density areas 40-45 dpHa.

6.7.4. The lowest density should be towards the edges of the site to reflect the existing protected landscapes and ecology.

6.7.5. High density areas are focused around the local centre where flats can be located above retail units and homes for older people can take advantage of local facilities. This is also a good location for affordable flats or for residents who do not own their own car as the bus route will serve this area.



## Heights

6.7.6. Building heights are important within the Lidsing Garden Community due to its location adjacent to the Kent Downs National Landscape and proximity to other landscape assets such as Ancient Woodland and the Capstone Valley. It is important for the built environment not to dominate the landscape and as such respect natural features. Indicative cross sections are laid out in Figure 34 and 35.



## Key Principles/Guidance:

# Placemaking

## Density

- a. Development must be delivered at densities that reduce towards the M2 motorway.
- b. Higher densities should be located near to the local centre to reduce dependence on private car use and reflect its mixed-use nature.
- c. Appropriately designed higher density development can feature along the new spine road where they will create a buffer between the road and the rest of the site.
- d. Lower densities are required at the south of the development near to the Kent Downs National Landscape, to respect the landscape character.
- e. Lower densities are also to be required near to existing landscape features such as Ancient Woodlands or identified habitats such as identified in the ecology site context plan.
- f. Indicative housing types shall be provided to illustrate the densities envisaged and further detail provided in the subsequent design code.

## Heights

- g. The tallest buildings must be located in the village centre and neighbourhood hubs to create a set of legible and well-designed focal points.
- h. The heights of buildings must also respect key views through the site and its topography, with the massing of buildings designed to frame key views.
- i. Heights adjacent to the areas of Ancient Woodland would need to be respectful of these landscape features and not dominate them.
- j. Transitions between different heights must be natural and subtle, particularly near open spaces and heritage assets.
- k. The ridge heights of the buildings in the employment zone must not exceed 9m.

### Local Plan Review Policy:

LPRSP4(B), LPRH0U5, LPRSP4(B),  
LPRSP14(c), LPRSP15 (5 )



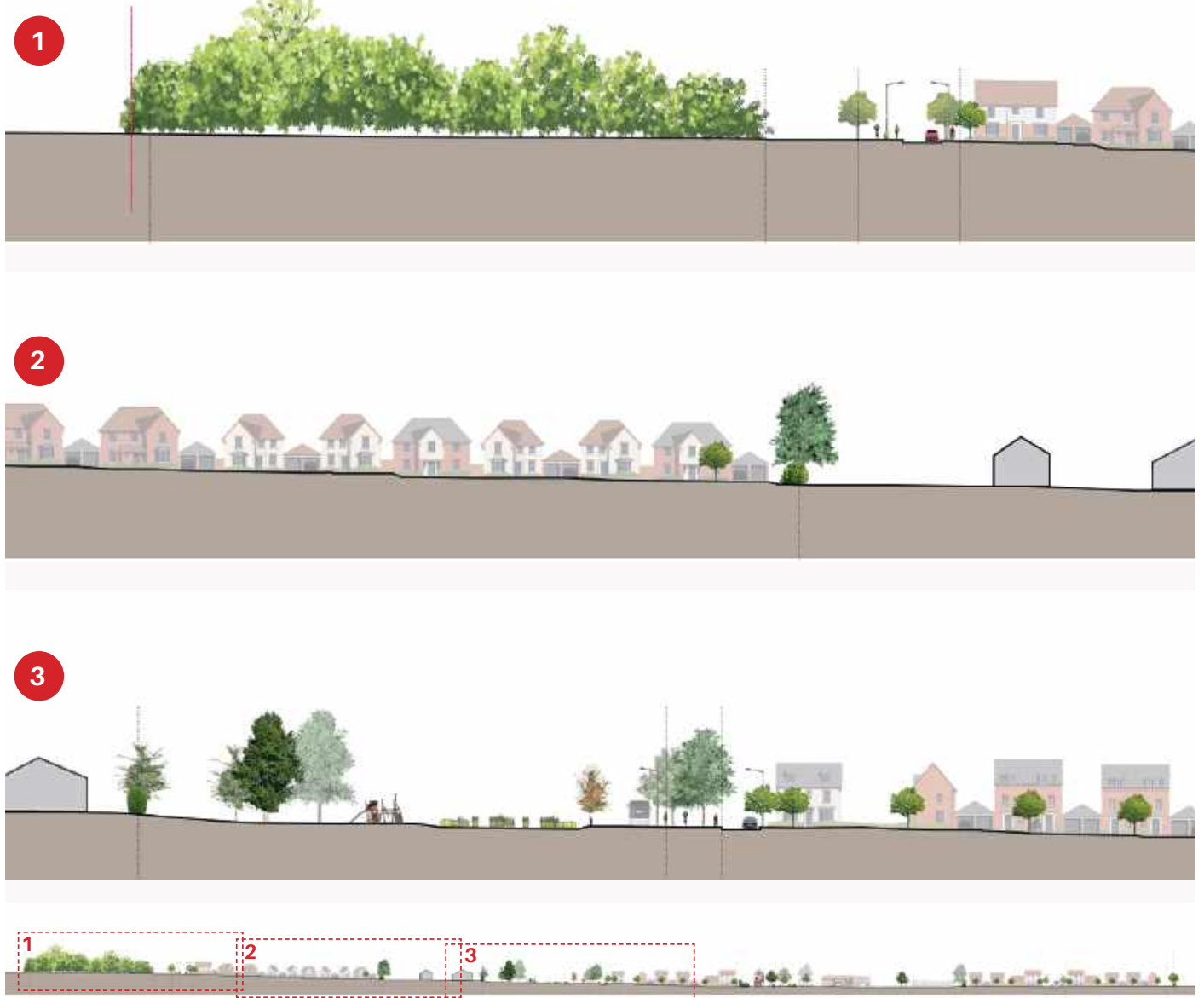


Figure 34:

**Indicative Cross-Sections 1, 2 & 3  
Illustrating Heights Across the Site**

Key:





Figure 35:

**Indicative Cross-Sections 4, 5 & 6  
Illustrating Heights Across the Site**

Key:



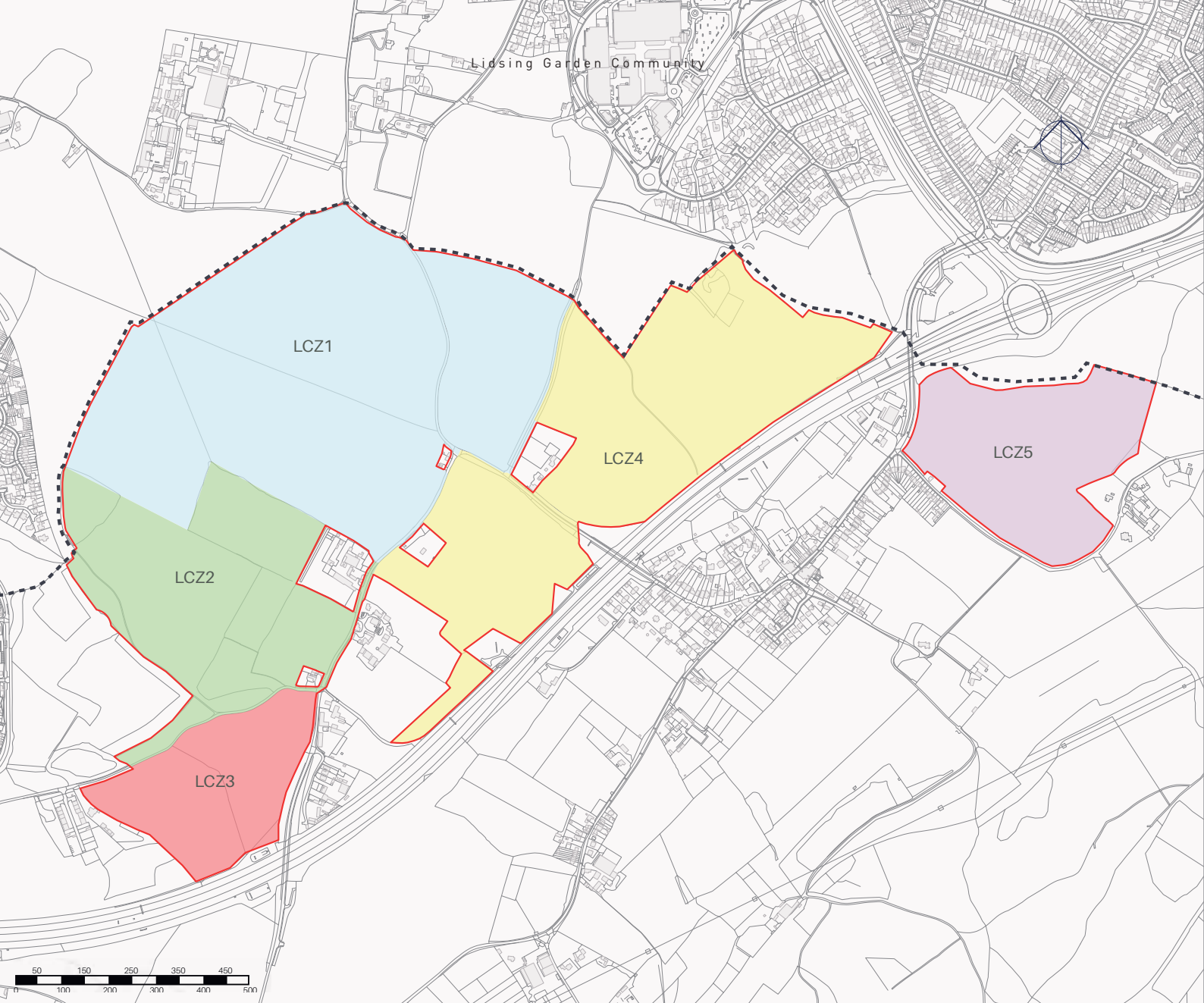


Figure 36:

## Character Areas

### Key:

- Site Boundary (133.7ha)
- LCZ 1 Northern Edge
- LCZ 2 Urban Fringe
- LCZ 3 Southern Edge M2
- LCZ 4 Southern Edge Employment
- LCZ 5 Infrastructure Provision

## 6.8. Character Areas

6.8.1. Through the development of the evidence base of the Local Plan Review to inform the Lidsing Vision Masterplan Framework several neighbourhoods were identified. These emerged from the landscape character areas and phasing of the development. A total of 5 neighbourhoods emerged including:

- LCZ 1 – Northern Edge
- LCZ 2 – Urban Fringe
- LCZ 3 – Southern Edge M2
- LCZ 4 – Southern Edge Employment
- LCZ 5 – Infrastructure Provision

6.8.2. The character areas outlined should form the basis of the design code to follow.





## Key Principles/Guidance:

# Character Areas

The design code would be expected to adopt a character area approach as set out below.

### **LCZ 1 – Northern Edge**

The following principles should be followed in LCZ1:

- a. Link to a shared civic space, to form part of the central Community Hub.
- b. Opportunity for a Village Green.
- c. Foot and cycle paths providing access through the development, converging at the local centre and the new village green.
- d. Denser, higher housing will frame the civic space, and provide passive surveillance.
- e. Lower density housing on the edges of the development to create a landscape-led transition between the proposed development and the surrounding area.
- f. Private drives would likely serve the dwellings on the edge of the development.
- g. Houses with frontages facing areas of open space to provide passive surveillance to the public open space.

### **LCZ 2 – Urban Fringe**

The following principles should be followed in LCZ2:

- h. Mix of low and medium density housing with strong frontages onto open spaces and the east-west link, providing overlooking and an attractive backdrop.
- i. Opportunity to introduce other uses to complement existing neighbouring employment areas and provide a local productive hub.
- j. Be respectful of the Ancient Woodland and ecological habitats maintaining buffers and green corridor connections.

### **LCZ 3 – Southern Edge M2**

The following principles should be followed in LCZ3:

- k. Noise attenuation measures will need to be incorporated along the southern boundary with the M2.
- l. New landscape planting along this edge to provide visual screening from the M2 as well as providing any required screening of development from the Kent Downs National Landscape to conserve and enhance this landscape.
- m. Continuous diverse building frontages to help reduce noise impacts from the M2.

### **LCZ 4 – Southern Edge Employment**

The following principles should be followed in LCZ4:

- n. Noise attenuation measures will need to be incorporated along the southern boundary with the M2.
- o. New landscape planting along this edge to provide visual screening from the M2 as well as providing any required screening of development from the Kent Downs National Landscape to conserve and enhance this landscape.
- p. Continuous diverse building frontages to help reduce noise impacts from the M2 plus the requirements set out in the employment section of the SPD.
  - Maintain suitable buffers to the woodland areas to the east of the site.

### **LCZ 5 – Infrastructure Provision**

- q. Please see opens space section of the SPD entitled 'Land South of M2 Junction 4' for details.

#### **Local Plan Review Policy:**

LPRSP4(B), LPRHOU5, LPRSP4(B), LPRSP14(c), LPRSP15 (5 )

## 6.9. Housing

### Housing Mix

- 6.9.1. Lidsing Garden Community will contain a mix of housing to respond to different ages and incomes and addressing the needs of the Borough. A mix of housing tenures, types and sizes should be provided across the site including terraces, detached and semi-detached homes, mews dwellings, townhouses, maisonettes and apartments.
- 6.9.2. Local Plan policy requires that the mix should be informed by the most up to date Strategic Housing Market Assessment together with relevant and recent information as well as considering market factors and the location and characteristics that exist across the site.
- 6.9.3. In accordance with policy LPRSP10(A)6, the development will be expected to provide an element of supported or specialist housing to help contribute towards meeting the needs of older persons and households with specific needs.
- 6.9.4. Whilst the majority of homes are anticipated to be delivered by national housebuilders, the Garden Community should also include areas for local builders and other small and medium sized developers. This can help to deliver a diverse range of housing types and at increased delivery rates. The Council recognises that the use of local SME builders can also deliver many local social and economic outcomes, including contributing to local training and job creation.
- 6.9.5. A Garden Community should seek to be a mixed community and as such through the Housing Topic Paper has investigated whether the need exists for the residential care. The paper concluded that there is a potential need for residential care within the Lidsing Garden Community as there is a gap in provision in this part of Maidstone Borough.





## Key Principles/Guidance:

# Housing

## Housing Mix

- a. A broad mix of homes will be required. In line with Local Plan policy LPRSP10(A), the mix should be informed by the most recent Strategic Housing Market Assessment together with other relevant and recent information as well as considering market factors and the location and characteristics of the site.
- b. Developers will be required to submit a housing need statement setting out how the mix of homes will help to meet local need.
- c. Development will be expected to meet the National Space Standard and adaptable and accessible standard as per LPRQD6: Technical Standard and make provision for emerging trends such as an increase in working from home.
- d. The development of sheltered/residential care housing in the form of clusters of suitable accommodation near to the proposed district and local centres to allow for easy access to facilities will be appropriate. These should incorporate some communal space and should be built to the HAPPI standards to make them suitable for the disabled and infirm.
- e. Development proposals for other forms of communal and supported housing for elderly or disabled people will be considered on the basis of whether they meet an identifiable need, that the scale and type of development is in keeping with the Garden Community and the location is appropriate.

## Self & Custom Build

- f. Proposals for development should include land suitable for delivery by local builders and Small and Medium Enterprise developers.
- g. Any future planning application should consult the LPA's self and custom build register to understand the need required in the Borough and should seek to reflect that need.

### Local Plan Review Policy:

LPRSP4(B), LPRSP10(A), LPRH0U5,  
LPRSP4(B), LPRSP14(c), LPRSP15 (5 )

## Self-Build & Custom Build

- 6.9.6. Policy LPRSP10(A)5 encourages all major housing developments to demonstrate consideration to providing self-build and custom build plots for new homes as part of the overall housing mix – in line with policy LPRH0U9.
- 6.9.7. Each phase of the development should provide a number of serviced plots for self or custom build and this should be based on engagement with the Local Planning Authority and latest analysis of the Custom and Self Build Register. Should the plots not come forward for a self-build and custom build project before completion of each phase of the allocation, the Council will support applications for the provision of alternative types of housing.
- 6.9.8. In line with national policy guidance, the Council attaches significant weight to outstanding or innovative designs for self/custom build homes which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.



## Affordable Housing

- 6.9.9. The adopted Local Plan confirms a target for 40% affordable homes. Based on the indicative number of homes to be delivered by the masterplan, this equates to a total of up to 800 affordable homes in the Garden Community.
- 6.9.10. The Council's preferred approach is that the applicant builds and transfers the completed homes either to Maidstone Borough Council or to a Registered Provider for rent or shared ownership.
- 6.9.11. Decisions on the tenure mix will be made against the Council's requirements as set out in policy LPRSP10(A) of the LPR and the current Affordable Housing SPD in place at the time that an application is considered. Historically the demand in this location is for 1-to-3-bedroom houses.
- 6.9.13. The council is preparing a separate Gypsy, Traveller and Travelling Showpeople Development Plan Document (GT DPD) detailing how and where these identified accommodation needs will be met. It is recognised that this type of accommodation is an integral part of the borough's overall housing provision and should be considered from the outset when creating mixed and balanced communities.
- 6.9.14. At this stage, work is still ongoing to identify the exact number of pitches/plots that can be provided on existing sites, and which sites these will be. This includes those site allocations contained within the Local Plan Review.
- 6.9.15. The emerging GT DPD (Regulation 18b, preferred approaches) highlighted the potential for the Garden Communities at Heathlands and Lidsing to accommodate new Gypsy and Travelling Showpeople sites, due to their scale, strategic significance in meeting local housing needs and anticipated long delivery timescales. The full proposed list of sites will be published at the Regulation 19 stage, alongside the detailed Pitch Deliverability Assessment (PDA).

## Provision for Gypsy & Travelling Showpeople

- 6.9.12. Policy LPRSS1 sets out that the council will seek to meet the culturally appropriate accommodation needs of the borough's Gypsy, Traveller and Travelling Showpeople communities over the plan period.
- 6.9.16. Initial analysis of the suitability of the site for gypsy and traveller accommodation has been undertaken and can be found in the Housing Topic Paper. It concluded that the site constraints on the site and needs for certain key pieces of infrastructure and development to be delivered would not enable the gypsy and traveller accommodation to be easily delivered on site.



Provision for Gypsy and Travelling Showpeople



## Key Principles/Guidance:

# Housing – continued

### Affordable Housing

- a. The number of affordable homes provided through the Garden Community should meet the LPR target of 40% of the overall total. Affordable Homes should be provided in each phase and by each development within a phase.
- b. Affordable homes should be integrated into the development. Homes for affordable or social rent managed by a Registered Provider should be clustered in groups of up to 10 to aid their management.
- c. The majority of affordable homes should be made affordable housing for rent with a rent below local market rents, administered by a Registered Provider.
- d. Developers should submit an Affordable Housing Statement with the outline planning application. This should indicate the number and type of affordable dwellings, proposed tenure and floor area and the arrangements for management (usually with a named Registered Provider).
- e. The Garden Community must provide plots for self-build and custom housebuilding. Significant weight will be attached to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.
- f. Housing should be provided for all tenures to promote a safe and welcoming environment, supporting community cohesion, and avoiding isolation.
- g. Designs must be tenure-blind in regard to external appearance of buildings, front doors and front access.

#### Local Plan Review Policy:

LPRSP4(B), LPRSP10(A), LPRHOU5,  
LPRSP4(B), LPRSP14(c), LPRSP15 (5)

### Gypsy & Travellers

- h. Whilst it is unlikely that gypsy and traveller accommodation will come forward in this location any provision for Gypsy & Travelling Showpeople should meet the following guidance:
  - i. Be accessible to local services, schools, health and shopping facilities, preferably on foot, by cycle or on public transport.
  - ii. The site should be safely accessed to and from the highway by all vehicles using the site on a regular basis.
  - iii. Proposed sites should not result in significant harm to the landscape and rural character of the area, when considering matters such as the local landscape character, the cumulative effects of development alongside existing lawful caravans; existing landscape features; and long-term screening.
  - iv. Sites must not be in locations that are inappropriate for ordinary residential dwellings unless exceptional circumstances apply.
  - v. Sites should not be in an area at risk of flooding based on the latest information from the Environment Agency, and in line with the latest NPPF and associated guidance or be located on contaminated land.



Precedent: Affordable housing

## 6.10. Sustainable & Healthy Design

6.10.1. The National Planning Policy Framework is very clear that healthy and sustainable design are key to plan making. It embeds climate change adaptation and mitigation at the heart of the planning system and reflects the Government's objectives for the transition to Net Zero carbon by 2050.

### Climate Change Mitigation

6.10.2. At the local level, Maidstone Borough Council has approved a motion recognising the global climate change and biodiversity emergencies. It has also adopted a Biodiversity and Climate Change Strategy and Action Plan, which the Local Plan Review helps give effect to.

6.10.3. The principal strategic planning policy is LPRSP14(C) Climate Change, however as a cross-cutting topic area there are other relevant policies set out across the plan. This includes policies on sustainable transport, energy use and carbon reduction, flood risk management, waste management, biodiversity and green infrastructure.

### Orientation

6.10.4. Following the National Model Design Code, development in the Lidsing Garden Community should ensure that there are good levels of natural lighting to aid health and energy efficiency. An example of how best to achieve this is in Figure 37.

### Safety & Securing

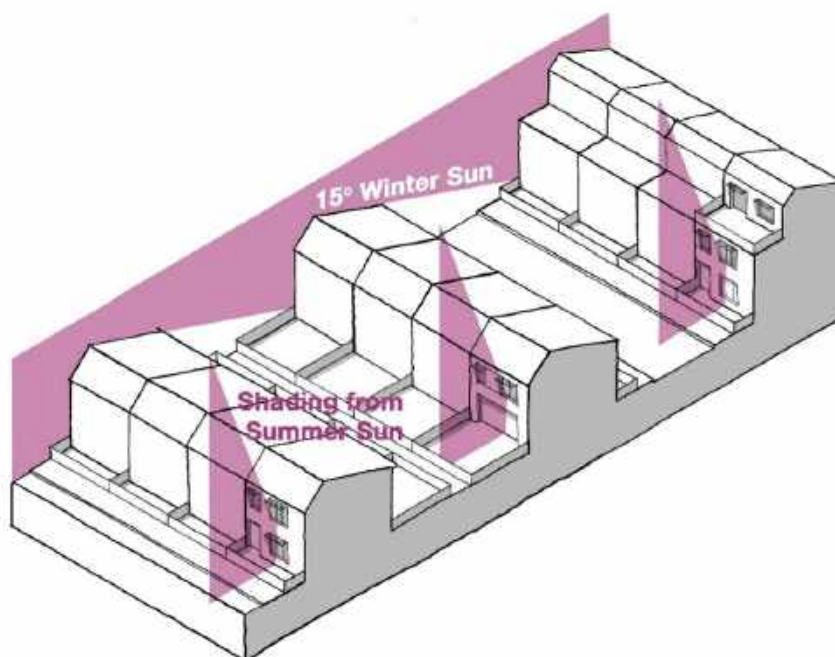
6.10.5. Community safety is a key component of any successful place. An important design aim is to ensure the new neighbourhood will feel safe and secure at all times, encouraging full use of its streets and spaces by all sections of the community.

6.10.6. In addition, as referenced by Building Regulations Part Q, applicants must consult the Secured by Design Guides to ensure safety and crime prevention measures are integrated throughout the development.

6.10.7. As part of Detailed Planning Applications, discussions will need to be held with the local crime prevention officer, covering defensible space, natural surveillance and access to open areas.

Figure 37:

#### Example Building Orientation







## Key Principles/Guidance:

# Sustainable Design

## Climate Change

- a. The overall design and layout of the development must incorporate measures to adapt to climate change and consider how the wider site level renewable energy is integrated.
- b. Buildings must be designed to adapt to climate change and avoid overheating.
- c. Passive cooling should be used rather than mechanical ventilation or cooling.
- d. A climate change mitigation strategy is expected with any future planning application that will include:
  - An outline of how renewable energy is produced on site;
  - How buildings are to be designed to be adaptable to climate change over time;
  - How development will cater for active travel;
  - Water saving measures to be employed in all buildings.
- e. Buildings should be designed to have solar PV panels on them in order to maximise the use of renewable energy production.
- f. Buildings should be designed to meet the policy requirement of water consumption of no greater than 110 litres/person/day. This could be achieved via additional grey water storage and reuse measures or water efficiency measures or a combination.
- g. The planning application should be supported by a energy, carbon and sustainability strategy.

## Orientation

- h. Any future planning application should be accompanied by a passive solar design analysis to influence the layout of the development on site.

**Local Plan Review Policy:**  
LPRSP4(B), LPRH0U5, LPRSP4(B),  
LPRSP14(c), LPRSP15 (5 )

## Safety & Security

- i. To achieve safety and security, the principles of Crime Prevention Through Environmental Design (CPTED) must be applied to all future proposals:
  - i. Physical security: individual buildings/ dwellings must include appropriate measures to ensure that they can withstand attack.
  - ii. Surveillance: residents must be able to observe the areas surrounding their home. Surveillance can be facilitated by ensuring that front doors face onto the street, that areas are well illuminated, and blank walls are avoided.
  - iii. Movement control: opportunities for unnecessary access, egress and through movement should be avoided. High levels of through movement allow offenders to access and egress an area; permits identification of targets and increases anonymity.
  - iv. Management and maintenance: processes are in place to ensure that a development is free from signs of disorder. This signals that the area is cared for.
  - v. Defensible space: the ownership of space in a neighbourhood should be clearly defined. For example: public (e.g. pavement); semi-public (e.g. front garden); semi-private (e.g. rear garden) and private (e.g. inside the home).
  - vi. Buildings should front onto the street and communal areas to allow for natural surveillance.



Precedent: Renewable energy

## Biodiversity

6.10.8. In accordance with LPR Policies LPRSP14(A) and LPRSP4(B) 20% biodiversity net gain will be achieved on site through a range of measures that include the retention and enhancement of the most biodiverse habitats.

## Health

6.10.9. The Council is clear that it supports healthy places. Within its corporate strategy the Council has two aims 'Resilient Communities' and 'Quality Homes for All' where it seeks to reduce health inequalities within the Borough. The Garden Communities have a key role to play in that task. The data suggests that the main health issues within the Borough are: ageing population, dementia, and cardiovascular disease.

## Water Management

6.10.10. The Garden Community should implement drainage strategies that consider sustainable drainage techniques that work with the natural drainage of the site to retain surface water within the site and manage the risk of flooding during severe storms.

6.10.11. Consideration should be given to the constraints of the site in regard to the proposed drainage layouts and ensure that any existing risks are fully considered and managed appropriately.

6.10.12. The surface water drainage strategy should mimic natural discharges where possible. Surface water discharge via re-use should be considered with rainwater harvesting utilised where possible. Surface water discharge via infiltration should be considered where appropriate and evidence such as soakaway tests submitted to demonstrate they meet LLFA requirements.

## Habitat Regulation Assessment

6.10.13. Policy LPRSP4(b) criteria 7 (g) (i) requires development proposals (those that come forward through a planning application) to demonstrate a project level HRA that sets out the relevant material required, this is further expanded upon in the LPR paragraphs 6.89 & 6.90. This additional work will build upon the plan level HRA that was produced alongside the Local Plan Review.





## Key Principles/Guidance:

# Sustainable Design – continued

### Biodiversity

- j. A future planning application should be cognisant of the need to design for nature and as such should incorporate the following in its design:
  - i. Native trees;
  - ii. Hedgehog highways;
  - iii. Hibernacula/wood piles; and
  - iv. Bird and bat boxes.
- k. A network of green corridors and spaces across the site; including a diverse habitat mosaic (i.e. woodland, hedgerows, wetlands etc) will be created to support 20% BNG on site.
- l. Development will provide for BNG through a range of measure such as green/brown roofs, green walls, rain gardens, swales (including wet and bio) and biodiverse grasslands within the built form.
- m. The development should incorporate integrated ecology and biodiversity measures such as appropriately sited bird, bat and bee bricks and boxes.
- n. Soft landscape design to include native tree and shrub species, wildflower meadows and wetlands, and habitats for insects and invertebrates where appropriate.
- o. Ancient and broadleaved woodlands and veteran trees within the site must be retained with green space layout designed to reconnect woodland habitat. The planning application should aim to retain grade A and B trees. Losses must be mitigated, including the planting of at least two native trees for every tree removed and the retention of the cut wood on site for habitat creation.
- p. Existing hedgerows must be retained wherever practical. Losses must be mitigated, with native hedgerow creation informing the landscape and domestic boundary strategy across the development.

**Local Plan Review Policy:**  
LPRSP4(B), LPRH0U5, LPRSP4(B),  
LPRSP14(c), LPRSP15 (5 )

### Health

- q. Residential properties should have a private amenity space as per policy LPRQD7 of the Local Plan Review. This should enable outdoor growing space as per the garden community principles from the Town & Country Planning Association.
- r. Residential properties should have storage facilities for waste that are accessible.

### Water Management

- s. The SuDS strategy must be fully integrated into the natural water cycle.
- t. Natural watercourses must be respected and utilised within the SuDS strategy.
- u. The water cycle must be celebrated with a range of new water courses and features that use rainwater to benefit nature and residents alike.

### Habitat Regulation Assessment

- v. As per the Local Plan Review Policy the Council would expect a project level habitat regulation assessment as part of any forthcoming planning application to confirm mitigation measures to address the potential air quality impacts on the North Downs Woodland Special Area of Conservation. Any mitigation measures will need to follow best practice guidance and not make the situation worse.



Precedent: Tree planting on motorway



## 6.11. Local Centre

- 6.11.1. Local Centres have 'town centre' status in the National Planning Policy Framework and as a result, are covered by the NPPF's town centre policies. Appropriate town centre uses are set out in the NPPF and include retail, leisure, entertainment, arts, cultural, tourism and community use.
- 6.11.2. Maidstone's LPR policies LPRCD1 Shops, facilities and services, and LPRSP11(C) Town, District and Local Centres, define the retail hierarchy in Maidstone and set out appropriate uses for District and Local Centres that ensure they maintain and enhance the retail function and support community uses.
- 6.11.3. The policy notes that new Local Centres will be established at Lidsing Garden Community to serve the needs of local residents and should be of an appropriate scale to the site whilst not undermining the role or function of other centres within the retail hierarchy. It is further defined in the Policy LPRSP4(B) criteria 4(c) to be a local centre at Lidsing Garden Community.
- 6.11.4. Local centres include a range of small shops serving a small catchment.

- 6.11.5. The proposed Local Centre at Lidsing Garden Community is proposed to be located at the centre of the development adjacent to the school site. The origins of the siting of the village centre within the masterplan framework derive from four core locational principles:

- Strategic landscape and SUDs framework
- Connectivity and road infrastructure
- Proximity to proposed employment area
- Relationship to the development to its wider context

### Strategic Landscape and SuDS Framework

- 6.11.6. The proposed layout of the development has been informed by detailed technical analyses and the desire to create a series of green pathways, and specifically linkages between the National Landscape to the south and the Capstone Farm Country Park to the north.
- 6.11.7. The proposed positioning of the village centre within this wider green and open space pathway structure is an important element of the development, given its centrality alongside the proposed village green as part of a wider movement corridor within and through the site, north-south and east-west.

### Connectivity and Road Infrastructure

- 6.11.8. A key benefit of the proposed garden community at Lidsing is the creation of linkages through the site, benefiting the functioning of the wider transport network. The early construction and the alignment of the east-west road link and the desirability of creating a village centre node at a key connection point of the movement for pedestrians, cyclists, cars, and buses directly underpins the location of the proposed village centre and facilities.



Precedent: Local centre



## Key Principles/Guidance:

# Local Centre

## Overview

- a. The Local Centre will come forward no later than Phase 2 of the development to ensure the number of new residents that have moved into Lidsing achieve sufficient critical mass to support its commercial activities. It shall be designed following several principles:
  - i. A 'Mobility Hub' to provide for EV charging, car clubs, bus stops and active travel routes;
  - ii. 1,500 sqm commercial/retail/leisure and services floorspace;
  - iii. Be sited around or close to part of the amenity green space in the form of a village green;
  - iv. Creation of a public space capable of staging local events and markets;
  - v. Creation of a community space.
- b. The Local Centre will be co-located with the new primary school, to allow for community use of the school.

6.11.9. With delivery of the link road proposed to commence early in the phasing of the development, the creation of a hub in this location will help to centre the organic growth of a new community, allowing for the building of local identity and community connections from the earliest phases of the development.

## Proximity to Proposed Employment

6.11.10. The proposed village centre will be located close to the edge of the proposed employment land, allowing for a degree of synergy between the functioning and use of these two areas, fostering the viability of both the village centre facilities and the vitality of the employment hub. It is relevant that the siting of the village centre will also complement the phasing of the development and link road connectivity.

## Relationship of the Development to its Wider Context

6.11.11. The physical relationship of the proposed development to existing and planned development in the wider context of the site has been considered. Whilst residents will benefit from higher order services nearby through improved connectivity to these urban areas – specifically at Hempstead and Lordswood - Lidsing Garden Community will retain a centrally located provision of facilities to serve local everyday needs, including a primary school, health facilities and lower order facilities.

6.11.12. The location of the proposed village centre would not disproportionately serve residents within one particularly part of the site; the central siting of the proposed village centre allows for a broadly concentric layout across the wider site area, facilitating access for residents in relatively equal distance across the majority of the proposed development.

## Local Plan Review Policy:

LPRSP4(B), LPRSP14(c), LPRSP15, LPRQD1, LPRQD2, LPRQD3

## Mix of Uses

6.11.13. For the Local Plan Review 2021-2038 a Garden Communities Economic Report was commissioned to ascertain the floorspace requirements for retail and employment. One element of the report focused on the best possible combination of the floorspaces for the Lidsing Garden Community Local Centre considering its proximity to existing retail areas. It outlined that approximately 1,500sqm of retail floor space was required and this is in Policy LPRSP4(B). It also reviewed the break down between comparison, convenience, food and beverage and other floor space and guidance has been provided below on this.

6.11.14. A proposed sketch layout for the Local Centre can be found in Figure 38 and should be developed as part of the design code.

## Medical Facility

6.11.15. Local Plan Review Policy LPRSP4(B) identifies the need for the site to deliver a new medical facility in phase 2 of the development alongside the new local Centre.

6.11.16. Locating the medical facility within the local Centre will maximise convenience and accessibility and encourage linked trips within the Centre.

Figure 38:

### Indicative Local Centre Sketch





## Meanwhile Uses

- 6.11.17. As the Garden community emerges, so will the demand for commercial uses and supporting infrastructure. It is unlikely that the initial population in early phases will be able to sustain these uses as such meanwhile or temporary uses should be established to ensure that basic community needs are met when the first residents move in.
- 6.11.18. Meanwhile uses may be subsidised, or form part of a commercial strategy. For example, locating a marketing suite and construction offices within vacant village centre units will direct on-site workers and visitors to the village centre, who will assist in creating sufficient footfall to make a local shop viable. Alternatively, pop-up shops or indoor markets may create visitor destinations which also serve the local population.
- 6.11.19. A meanwhile use and letting strategy must be prepared for the village centre and submitted as part of a planning application. This will need to demonstrate how temporary facilities can be provided to cater for residents' needs during the early stages of the development programme, before a sufficient population is established to make a fully occupied village centre vibrant.



### Key Principles/Guidance:

## Local Centre – continued

### Mix of Uses

- c. The Precise mix of Local Centre uses will be determined at the pre/planning application stage in consultation with the Council and informed by market advice, but the Maidstone Garden Settlements Economic Report (May 2021) should be used as a starting point subject to commercial considerations. However, it is expected that the Lidsing Local Centre will include the following key components:
- i. Convenience goods;
  - ii. Comparison goods;
  - iii. Food and beverage facilities;
  - iv. Non-retail elements.
- d. High quality public realm including hard and soft landscaping, external seating, a play area, trees and planting.

### Medical Facility

- e. The healthcare facility should either be a fully fitted healthcare centre of a size and specification to be approved by the NHS, to be provided and transferred to the NHS at nil cost, or equivalent funding provided to mitigate the need for this development at an alternative site following strategic assessment as part of the NHS future planning analysis as part of the planning application process.

### Meanwhile Uses

- f. A meanwhile use strategy should be provided to ensure that facilities are in place to support the community's needs from phase 2 of the development.
- g. Up-to-date assessments of local community needs must be produced to inform the detailed plans for the local centre.

#### Local Plan Review Policy:

LPRSP4(B), LPRSP14(c), LPRSP15, LPRQD1, LPRQD2, LPRQD3



Schools must act as a key community facility. Consideration should be given to how some spaces within the school, including the sports provision, could be utilised for community uses during and outside school hours, if needed.





## 6.12. Education

### Primary Education

- 6.12.1. Policy LPRSP4(B) criterion 5 (b) requires the new 3 form entry primary school to be provided in the Lidsing Garden Community. The school should be in an accessible location, enabling children the opportunity to safely walk, wheel and cycle to school.
- 6.12.2. It is envisaged that during the early phases of the development there is capacity within the existing schools in Kent, such as Bredhurst Primary School which shall be used prior to the development of the new school.
- 6.12.3. The local education authority for the site is Kent County Council. In 2023 the Council adopted a new Developer Contributions guide for relevant county level infrastructure including education. This guidance sets out the approach to design and use of education facilities.

### Secondary Education

- 6.12.4. Policy LPRSP4(B) is clear that no secondary education facility needs to be provided on the site, but that a contribution is to be provided towards the provision of secondary education provision.

**Local Plan Review Policy:**  
LPRSP4(B), LPRSP14(c), LPRSP15,  
LPRQD1, LPRQD2, LPRQD3



### Key Principles/Guidance:

## Education

### Primary School

The primary school should achieve the following principles:

- a. The areas of land identified in the Framework Masterplan (approximately 3 hectares) is safeguarded for the provision of primary education.
- b. School buildings must be well-designed, attractive, landmark buildings that are innovative and create a good learning environment.
- c. The building must allow for flexible uses and must provide generous floor to ceiling heights.
- d. Sports provision must be provided. This must be primarily for the use of the primary school, but should also be designed to support community uses, if needed in the future.
- e. Areas surrounding the school must have safe drop off zones. Schools must be accessed by safe and direct walking and cycling routes.
- f. A travel plan will be required, in order to reduce the use of private cars.
- g. The provision of Early Years facilities within the primary school will be encouraged.
- h. Schools must be easily accessible to users with different abilities.
- i. Opportunities for outdoor learning on site are to be explored.
- j. Schools must act as a key community facility. Consideration should be given to how some spaces within the school, including the sports provision, could be utilised for community uses during and outside school hours, if needed. Separate entrances to supporting buildings/ spaces could help facilitate this.
- k. Community uses provided within schools must explore methods of funding and suitable management arrangements, as well as securing formal community use agreements, which will ensure that the community uses are well managed in the future.
- l. The school must be designed to be carbon zero.

### Secondary School

- m. Contributions towards secondary education are to be provided and to the relevant education authority agreed between Kent County Council and Medway Council based on the need.



## 6.13. Employment Area

- 6.13.1. Land to the south east of the site is to be used as an employment area as per the framework masterplan in Policy LPRSP4(b). It is envisaged that this will be a mixed use location and broadly conform to the principles set out below.
- 6.13.2. The Masterplan identifies a 14ha area (gross) of employment land positioned close to the motorway. The employment land will serve to meet not only the needs of the garden community but will 'inbuild' some flexibility for meeting employment demand from the adjoining Medway urban area and/ or the wider geographical area attracting investment and job creation opportunities to this location.
- 6.13.3. The 14ha employment hub will comprise a flexible mix of office, light industrial, and storage/ warehousing units with a target mix of floorspace:
1. Office (15%;
  2. Light industrial uses (35%);
  3. Storage/warehousing (50%).
- 6.13.4. As the Lidsing Garden Community develops the employment land will be made available in phases to align with delivery of houses so local employment opportunities are available to new residents. This approach is possible in this case because of the long-term position the landowner is prepared to take.
- 6.13.5. The employment land will be located close to the M2 motorway Junction 4 which will have a direct link to a new road spur and this level of accessibility is expected to be highly attractive to employment investors. The quality of the environment created, which benefits from excellent road links to the motorway network and will provide serviced land within a quality landscaped setting, will maximise investment interest and can provide opportunities in the short medium and long term through freehold or lease arrangements.





Figure 39:

### Indicative Employment Area Sketch

6.13.6. It is a central garden community principle to provide employment and other supporting uses alongside housing which this proposal delivers, and the target is to provide a total of at least 2,000 jobs. The employment area identified is set within a landscaped framework and has been positioned close to the M2 motorway junction (J4) and its spur.

6.13.7. It is relevant that the specific design and layout of development within this employment hub must contribute to the statutory requirement to conserve and enhance the Kent Downs National Landscape, due south of the M2. This "hub" will form a core employment area to serve the

garden community whilst also meeting wider needs over longer timescales. This is required by Policy LPRSP4(B)(h)(i-viii).

6.13.8. A range of other jobs will be created via a community hub/ enterprise centre within the 'village heart' which could serve as a dedicated co working centre. Jobs will also be created in the 'village centre' because of the mix of uses anticipated.

6.13.9. An indicative sketch of the employment hub layout is proposed in Figure 39.

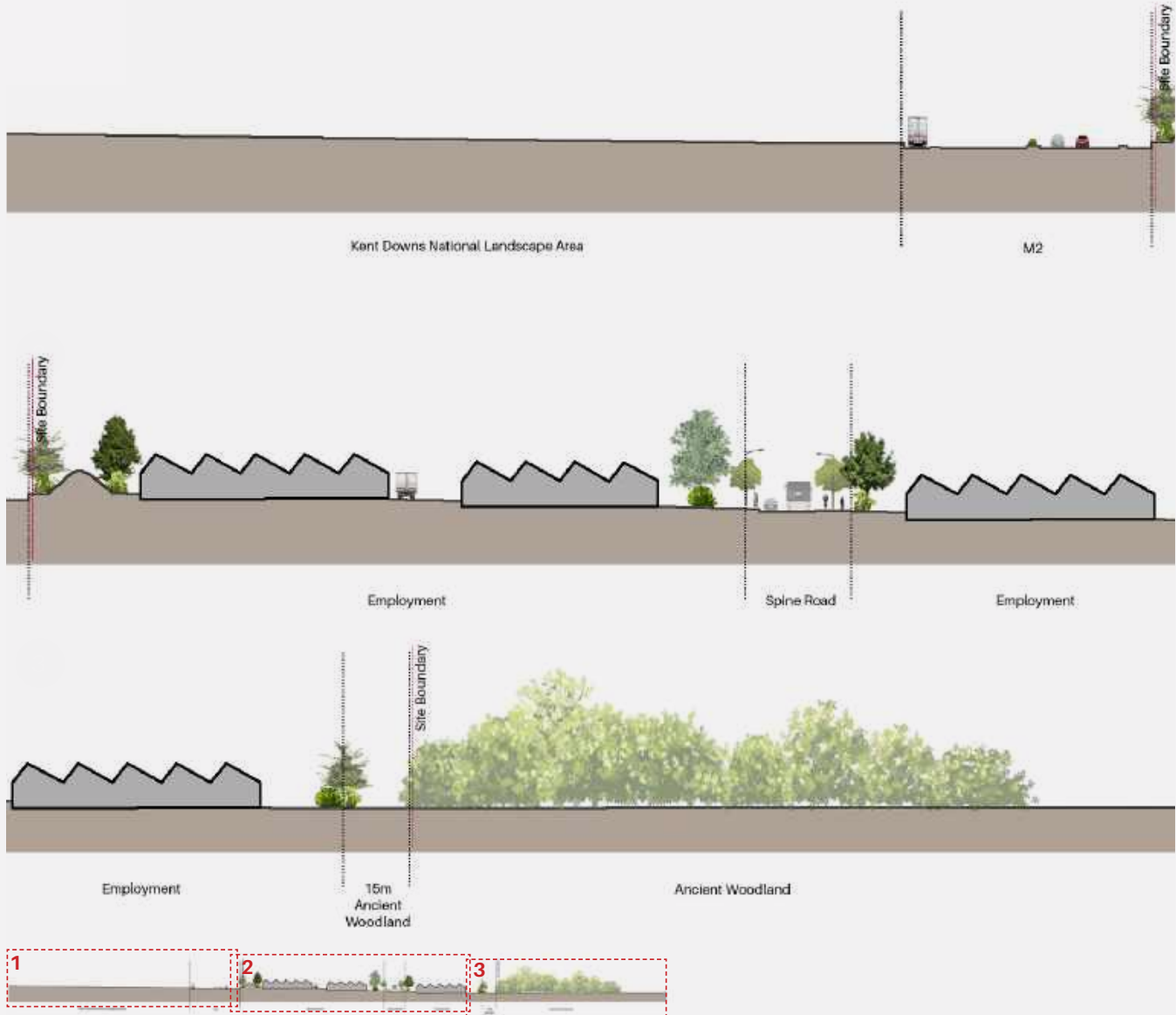


Figure 39:

**Indicative Site  
Sections –  
Employment**

Key:



6.13.10. The development is expected to sit in the landscape and to have minimal impact on the Kent Downs National Landscape hence the prescription on heights proposed in Policy LPRSP4(B). Figure 39 provides an indicative diagram of the heights of the development.





## Key Principles/Guidance:

# Employment

- a. A minimum of 2,000 jobs across the site should be created and 14 hectares of new dedicated employment land must be delivered within the site. This provision is to be provided within a single land parcel as per the LPR and a jobs analysis should be submitted as per the future planning application setting out a jobs density per hectare.
- b. The employment land should be located to take advantage of key highway routes and linkages. It should also be easy to access from within the site by walking, cycling and public transport. Any future transport assessment should be cognisant of the impact of B8 parcel delivery and the impact on the strategic road network.
- c. Employment land should be located and designed to ensure the protection of amenity of commercial uses, as well as neighbouring uses such as housing.
- d. Provision should be made for a wide range of employment uses within defined employment area, including Use Class E (Commercial, Business and Service), B2 (General Industry) and B8 (Storage and Distribution). A range of building typologies should be provided in order to cater for a variety of types and sizes of businesses. This may include office space, industrial or warehouse units or hybrid workspaces. The exact uses should be defined through engagement with the LPA and the latest market data.
- e. Workspaces should be designed to be flexibly specified, so that they can be adapted to a wide range of employment uses and end-users over their lifetime.
- f. Sensitively integrated ancillary or complementary uses to support the viability of employment areas will be supported. This may include small scale units for business services, food and drink provision, gyms or fitness studios.
- g. An integrated approach to parking, servicing and deliveries will be required in order to minimise conflict between difference land uses and to make the development safe for all users. Heavy Goods Vehicles should be kept separate from key walking and cycling routes and public spaces. The opportunity for delivery and commercial vehicles to be electronically charged on site should be provided.
- h. Employment areas should be designed to respond positively to the Garden Community character of the site, including high-quality public realm. They should incorporate legible and attractive boundary treatments that optimise the use of green infrastructure (such as planting, trees and hedgerows).
- i. Development should be designed to enable the provision of superfast broadband with Fibre to the Premises (FTTP).
- j. Maximum employment plots footprint of 600m<sup>2</sup>.
- k. Ridge heights shall not exceed 9m in the employment zone.
- l. A lighting strategy for the employment zone is to be created to minimise light spillage and sky glow affecting the Kent Downs National Landscape, minimise harm to biodiversity and enhance dark skies. Specifically, the following principles should be followed:
  - i. Minimal lighting on Kent Downs National Landscape facing façades;
  - ii. Minimal flood lighting;
  - iii. Intelligent street lighting utilising movement sensors;
  - iv. Use of lighting to best aid plant growth.
- m. Structural planting to the south of the employment zone within the buffer area adjacent to the M2 motorway is to be designed in line with the Kent Downs National Landscape – 'Landscape Design Handbook' and be informed by potential natural vegetation principles.
- n. Buildings in the employment area should be coloured to minimise their impact and the reference should be made to the Kent Downs National Landscape 'Guidance on the selection and use of colour in development'.
- o. Buildings should also be designed to minimise energy and water usage, while maximising renewable energy generation and maximise biodiversity through integration of bat and bird boxes where appropriate.
- p. The design code to include a parking standard for the employment are.
- q. As part of the future planning application a detailed phasing plan for employment site is to be submitted.

### Local Plan Review Policy:

LPRSP4(B), LPRH0U5, LPRSP4(B), LPRSP14(c), LPRSP15 (5 )









## Section D: Delivery Framework

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7.3.	Transport	
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7.5.	Governance & Stewardship	
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## 7. Phasing and Delivery

National and local policy require the Council is maintain a deliverable supply of housing through the plan period.

### 7.1. Overview

- 7.1.1. The delivery of up to 2,000 homes at Lidsing Garden Community could take approximately 12 -15 years, and as such will continue beyond the current Local Plan period.
- 7.1.2. This rate of housing delivery is based on an expectation that there will be a number of separate housebuilders building out and selling units from separate outlets across the Garden Community for the majority of the development period. The Council shall encourage this, depending on the market conditions. Affordable tenure dwellings will be built in parallel across the duration of the development.
- 7.1.3. The pace of development will obviously depend on market conditions that prevail over an extended period. For this reason, it is recognised that the pace of build and delivery may be faster or slower than the above estimate across the lifetime of the Garden Community's development.
- 7.1.4. The Council will publish an Annual Monitoring Report which will detail unit completions on all Local Plan sites, including the Garden Community.
- 7.1.5. There are 5 character areas - that logically comprise three main phases of development – delivered from 2028 to 2042 – it is inevitable that each neighbourhood will come forward in a set of sub-phases to be determined as development proposals come forward.
- 7.1.6. As a result of the expected phased approach to development of the Garden Community, each neighbourhood will to some degree form a complete place in its own right, in addition to being part of a wider development. As new homes come forward, they need to be supported by the necessary infrastructure to be sustainable which compliments the wider provision in the site. A balance needs to be achieved between the delivery of new homes as well as the site wide infrastructure necessary to support place-making and sustainability.



Precedent: Marmalade Lane, Cambridge

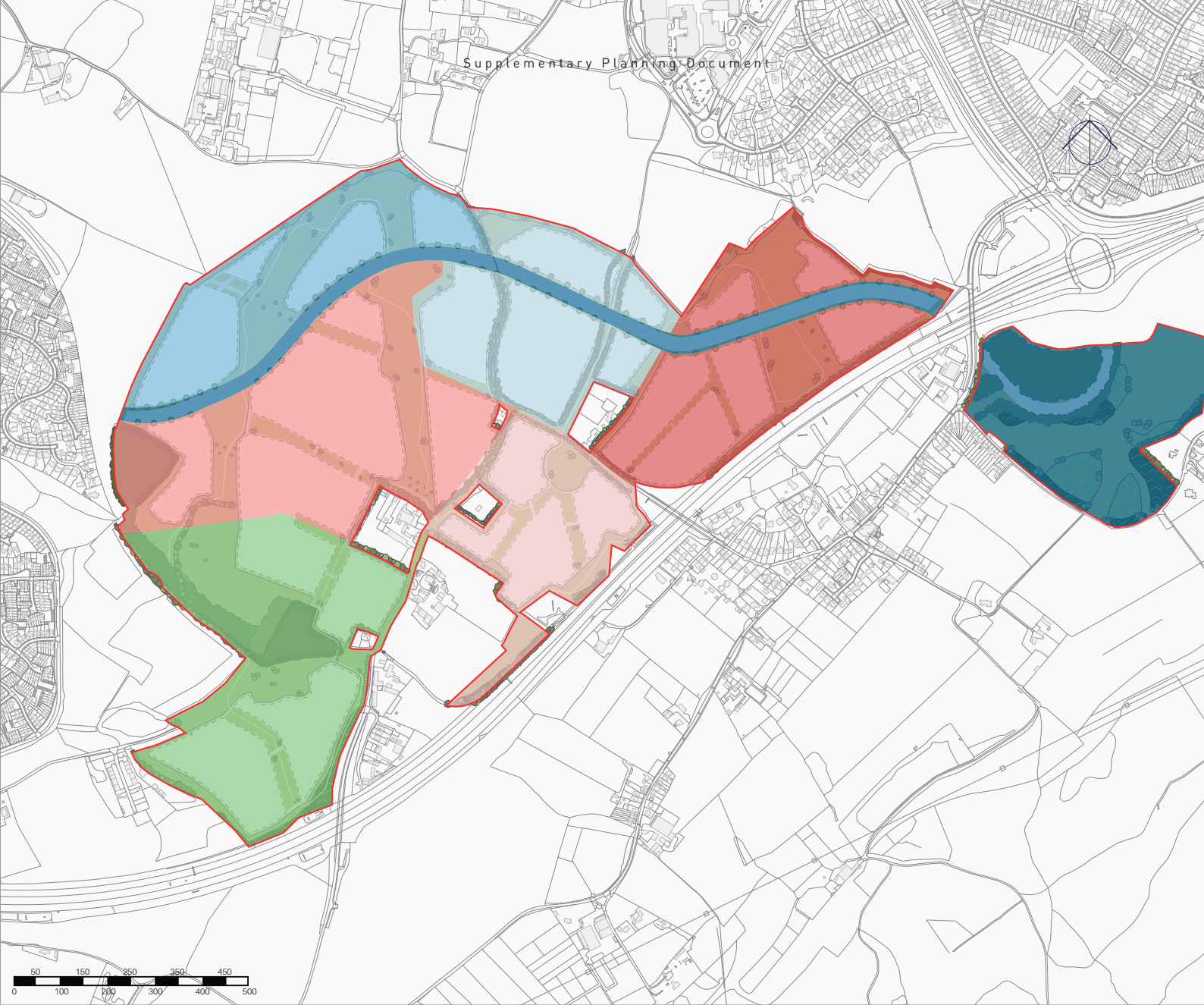


Figure 40:

### Residential Phasing Plan

N.B. This is a residential phasing plan, it does not affect the requirements to enhance the Ancient Woodlands in phase 2

### Key:

- Site Boundary (133.7ha)
- Phase 1
- Phase 1a
- Phase 1b
- Phase 2
- Phase 2a
- Phase 2b
- Phase 3





The delivery of up to 2,000 homes at Lidsing Garden Community could take approximately 12 -15 years. There are 5 character areas – that logically comprise three main phases of development – delivered from 2028 to 2042.







### Key Principles/Guidance:

## Phasing & Delivery

- a. Land parcels should not come forward that do not relate to, or are isolated from, the remainder of the development.
- b. All future planning applications for the site are expected to follow the Residential Phasing Plan in Figure 40 or must justify a different approach and submit a new phasing plan to the Council for consideration.

- 7.1.7. Local Plan Review Policy LPRSP4(b) requires a sustainable community to be developed at Lidsing, which will need appropriate planning and efficient use of land. This SPD sets out a comprehensive site-wide masterplan to achieve the Local Plan Review requirements, which will require specific principles relating to delivery, phasing and stewardship to be adhered to in order to ensure that all of the Local Plan requirements can be achieved.
- 7.1.8. Lidsing Garden Community is likely to come forward in the first instance through an Outline Planning Application with access details. It is likely that individual development parcels will then come forward as reserved matters applications within distinct land parcels defined by appropriate planning application boundaries.
- 7.1.9. All future planning applications for the site are expected to follow the phasing plan. It may be possible for phases to come forward simultaneously to speed up delivery, and in such cases, each planning application will need to demonstrate how it would ensure sufficient infrastructure delivery to facilitate sustainable and well-connected neighbourhoods.
- 7.1.10. Applications which are submitted relating to sections of larger parcels that do not adhere to the phasing plan will only be permitted where the applicant can demonstrate that schemes are in accordance with the allocation-wide principles and the principles set out in this SPD.
- 7.1.11. Proposals which would prejudice the development of a larger parcel of land or do not adhere to the established masterplanning principles will not be supported. Applications for smaller sections of larger parcels must ensure that when fully built out, the scheme will appear and function as though it were brought forward cohesively as a whole and that those individual parcels are supported by sufficient site-wide infrastructure so they can function as part of a cohesive settlement from the outset.

**Local Plan Review Policy:**  
LPRSP4(B), LPRSP10

## 7.2. Infrastructure

### Infrastructure Delivery

7.2.1. Maidstone Local Plan Review 2021-2038 (adopted 2024) (LPR) sets a clear phasing strategy for Lidsing Garden Community. This is divided into three phases across the site. These phases seek to align the delivery of housing and employment with provision of 'indicative, complementary infrastructure', having regard to scheme viability.

7.2.2. In other words, the infrastructure provisions set out below have been rigorously tested with input from stakeholders and they have then been viability assessed. It is recognised that is not for this SPD to add to the financial burden of the promoters. The phases for infrastructure delivery are contained within Policy LPRSP4(A) and are set out below.

Figure 46:

#### Phasing and associated infrastructure

Phase	Development	Indicative Complementary Infrastructure
<b>(Phase 1)</b> <b>From which start date will be no later than 2028</b>	Cumulative total: circa 590 homes (in first 5 years after commencement)	<ul style="list-style-type: none"> <li>Primary connections into the site and corresponding initial bus diversions.</li> </ul>
		<ul style="list-style-type: none"> <li>National Landscape – the structural planting to south of the Lidsing development area (adjacent to the motorway) will be approved as part of the SPD and later outline/hybrid application and this strategic landscaping shall be planted within this period.</li> </ul>
		<ul style="list-style-type: none"> <li>Detailed approval of the mix of employment uses, building height and design shall be in place in line with the SPD.</li> </ul>
		<ul style="list-style-type: none"> <li>Open space complementary to the 590 units in this phase to be delivered.</li> </ul>
		<ul style="list-style-type: none"> <li>Proportionate secondary school contributions received.</li> </ul>
		<ul style="list-style-type: none"> <li>During this stage the West-East link road will be completed and will facilitate the full orbital bus route.</li> </ul>
<b>(Phase 2)</b> <b>From 2033 to 2038</b>	Housing completions average 150 per annum	<ul style="list-style-type: none"> <li>Completion of the M2 J4 spur, with possible interim utilisation of existing Maidstone Road bridge crossing to allow the employment development to commence early in this stage.</li> </ul>
		<ul style="list-style-type: none"> <li>Subject to Transport Assessment and Monitor and Manage Strategy, implement delivery of off-site mitigations in Bredhurst and Boxley following consultation with local communities.</li> </ul>

7.2.3. In addition to these five stages of delivery, a number of preliminary, 'indicative complementary infrastructure' matters are also required to be delivered. By their nature, the intention is for these to have been undertaken prior to the completion of the first residential units.

Phase	Development	Indicative Complementary Infrastructure
<b>(Phase 2 – continued) From 2033 to 2038</b>	Housing completions average 150 per annum	<ul style="list-style-type: none"> <li>• Towards the end of the stage and as necessitated by demand opening of replacement bridge crossing.</li> </ul>
		<ul style="list-style-type: none"> <li>• Ancient woodland enhancement secured.</li> </ul>
		<ul style="list-style-type: none"> <li>• Proportionate Secondary school contribution received.</li> </ul>
		<ul style="list-style-type: none"> <li>• 3FE Primary school land transferred and serviced for 3FE primary. Contributions to construct will be secured by Section 106 agreement in each phase.</li> </ul>
		<ul style="list-style-type: none"> <li>• Capstone Valley North-South open space/pedestrian enhancement completed.</li> </ul>
		<ul style="list-style-type: none"> <li>• Open space complementary to the completed residential units.</li> </ul>
		<ul style="list-style-type: none"> <li>• Employment site commenced.</li> </ul>
		<ul style="list-style-type: none"> <li>• Land transferred and serviced for new medical facility for GP surgery to be provided.</li> </ul>
<b>By 2038</b>	Cumulative total: Minimum 1,340 homes – 14ha serviced employment site delivered	<ul style="list-style-type: none"> <li>• M2 J4 National Landscape mitigation for the 19ha of land to the south of the M2 completed.</li> </ul>
		<ul style="list-style-type: none"> <li>• Open space complementary to completed residential units delivered and meeting wider SPD phasing.</li> </ul>
<b>(Phase 3) By 2042</b>	Cumulative total: circa 2,000 homes	<ul style="list-style-type: none"> <li>• Open space complementary to completed residential units delivered and meeting wider SPD phasing.</li> </ul>
		<ul style="list-style-type: none"> <li>• All of proportionate secondary school contributions received.</li> </ul>



7.2.4. Successful delivery of Lidsing Garden Community will rely on necessary infrastructure being in place at the appropriate time. This will require continuation of appropriate cooperation between the Local Planning Authority and promoters, as well as relevant infrastructure providers. The provision of transport infrastructure, for example, must be set against an appropriate 'vision and validate' and 'monitor and manage' framework as set out in Circular 01/22 and as now required by the December 2024 National Planning Policy Framework. This will require continuation of appropriate cooperation between the Local Planning Authority, Medway Council and promoters, as well as relevant infrastructure providers.

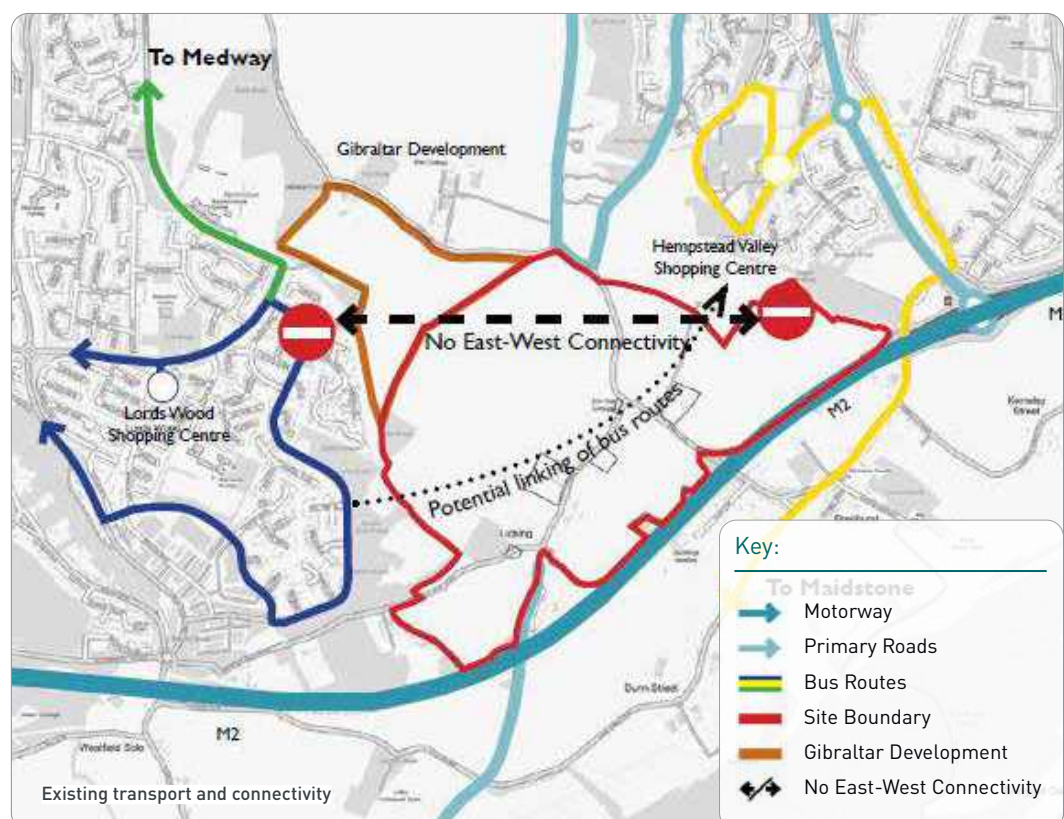
7.2.5. Collaboration around infrastructure delivery is likely to result in improved sustainability of the new development, as well as cost reductions. It is also likely to ensure delivery can take place in a timely manner and that the masterplanning requirements are met. A Planning Performance Agreement should be entered into between the

LPA and promoters to help ensure a formal mechanism is in place in this regard.

7.2.6. Of note is the requirement for an east-west link road, which will facilitate a full orbital bus route passing through the settlement. This is to be completed in phase 1 of the scheme and will help ensure an appropriate, detailed masterplanning of the garden community with proper consideration of sustainable transport infrastructure.

7.2.7. In addition to the east-west link and full orbital bus route, transport provision for the garden community needs to consider the impact on the highway network both within and outside of the development. Significant modelling has already taken place in this regard and has resulted in detailed requirements being set within Policy LPRSP04(B) within the Local Plan Review. The section below entitled Transport Assessment and Mitigation provides further information in this regard.

7.2.8. Future education provision within Lidsing Garden Community will help ensure sufficient spaces are



available for pupils. Land has been set aside within the masterplan for primary school provision and contributions will need to be made towards secondary school provision. Delivery requirements are set out in the phasing schedule and Policy LPRSP04(B). The matter is complicated by the fact that the settlement sits close to the boundary between Kent County Council and Medway Council administrative areas. Close working between the LPA, promoters and Education Authorities will help ensure a balance is struck between supply and demand, especially in the early years of the project.

7.2.9. Given the Garden Community's proximity and relationship with Medway and the urban area, any future application will need to robustly consider the cumulative impacts of development within the Medway Area and potential impacts on wider infrastructure, including health, sports provision and transport. These considerations should be based on the most recent information available at the time and with appropriate input from key stakeholders.

7.2.10. It is anticipated that specific triggers and thresholds for infrastructure will be defined as part of the preparation and determination of planning applications including consideration of cross border impacts particularly in relation to transport infrastructure, which may require a review to the phasing approach. This will ensure that appropriate and necessary infrastructure is in place at the time it is needed as the development is implemented.

7.2.11. To support the LPR the Council produced an Infrastructure Delivery Plan (IDP). The IDP sets out required infrastructure needed to support the growth outlined in the LPR. It sets out infrastructure required for the Lidsing Garden Community and is regularly reviewed by the Council to be an accurate record. The IDP has been used to support the development of the SPD and will support the subsequent planning applications in the future as well as engagement with the relevant infrastructure providers.



### Key Principles/Guidance:

## Infrastructure

- a. Infrastructure should be delivered in line with the phasing set out in the policy and the Maidstone Infrastructure Delivery Plan.
- b. An Infrastructure Delivery Statement must be provided for the development which demonstrates how the infrastructure required in the Local Plan Site Allocation will be provided, which includes:
  - i. Off Site Infrastructure;
  - ii. Utilities, including a capacity assessment;
  - iii. Roads and transport infrastructure;
  - iv. Employment spaces;
  - v. Digital infrastructure including high speed broadband;
  - vi. Green and blue infrastructure; and
  - vii. Community Facilities and Buildings (including Local Centre uses and education).
- c. One Master Developer (MD), or other appropriate coordinating party, must be established for the purposes of delivering infrastructure, working with the landowners on the site to ensure appropriate delivery to unlock sites for housing, and achieve the required build-out rates.
- d. All respective developers must work together from the start of the application process to assess the full infrastructure demands.

**Local Plan Review Policy:**  
LPRSP4(B), LPRSP13

## 7.3. Transport

7.3.1. As noted in the above section, the impact on the highway network of the proposed garden community will need to appropriately be mitigated. Guidance in this document will be supplemented by a further detailed Transport Assessment at the Outline Planning Application stage.

7.3.2. Given the very significant transport modelling work that was undertaken for the Local Plan Review, the large-scale interventions that may be required to mitigate the impact on the highway network have been identified. It is also recognised that the provision of a new spur at M2 Junction 4 represents a key component of the Lidsing scheme. This is due to be completed in phase 2 (by 2038).

7.3.3. A traditional approach to the SPD stage would include further work on these large scale interventions. However, the government has introduced a different system to this 'predict and provide' approach.

The new approach of 'vision and validate, monitor and manage' helps ensure that improvements, including sustainable transport and active travel solutions can play a far greater role in transport solutions.

7.3.4. The location of Lidsing Garden Community effectively establishes it as an urban extension to the surrounding built environment of Lordswood and Hempstead. The garden community presents an ideal opportunity to maximise the amount of sustainable transport and active travel that occurs within the settlement boundary and between the settlement and its surroundings. This should include timely delivery of the east-west link and associated bus route.

7.3.5. Whilst the Lidsing Garden Community will include local facilities, the promotion of sustainable and active travel should not just be restricted to a particular area. Modes of travel, including walking and wheeling, cycling and public transport should ensure that residential and employment areas throughout Lidsing Garden Community are easily accessible. This should be supported by an approach that seeks to actively promote trip internalisation in other ways, including through the provision of community working spaces and, where appropriate, live-work units.

7.3.6. Notwithstanding the above, it is recognised that Lidsing, it's residents and businesses will co-exist with the wider area, not just the immediate vicinity. To this end, measures should recognise and mitigate against wider impacts, and this includes the wider highway network.



Sustainable and active travel





### Key Principles/Guidance:

## Transport

7.3.7. Of course, the success of the above sustainable and active travel measures will be impacted by the ease of car use within the development. Whilst it is acknowledged that a degree of private car use is inevitable within the settlement, measures should be provided to discourage private car use. This includes ways to make private car use less attractive than other travel solutions and to facilitate access to the most appropriate routes beyond the site and minimise rat running for example via Bredhurst and Boxley through street design and traffic management measures.

7.3.8. A proposed transport and movement framework accompanies this SPD and will be used as the basis for subsequent planning applications.

7.3.9. Within the IDP the following transport interventions have been set out for the Lidsing Garden Community:

- M2 Junction 4 improvement works;
- Improvement to existing bus services to serve the development;
- New bus services from the site;
- New walking and cycling routes in the site and connections to the north and south along the Capstone Valley and east and west to Medway;
- Off-site highway improvement works to the local highway network in Medway and Kent and the M2 Motorway.

a. The following information is required for Vision-led transport assessment at Outline Planning Application stage. These set out the transport planning components required to underpin a planning application utilising the 'vision' led approach:

- i. Vision;
- ii. Active Travel Strategy;
- iii. Public Transport Strategy;
- iv. Access Strategy;
- v. Transport Modelling Methodology;
- vi. Monitoring and Mitigation;
- vii. Travel Plan.

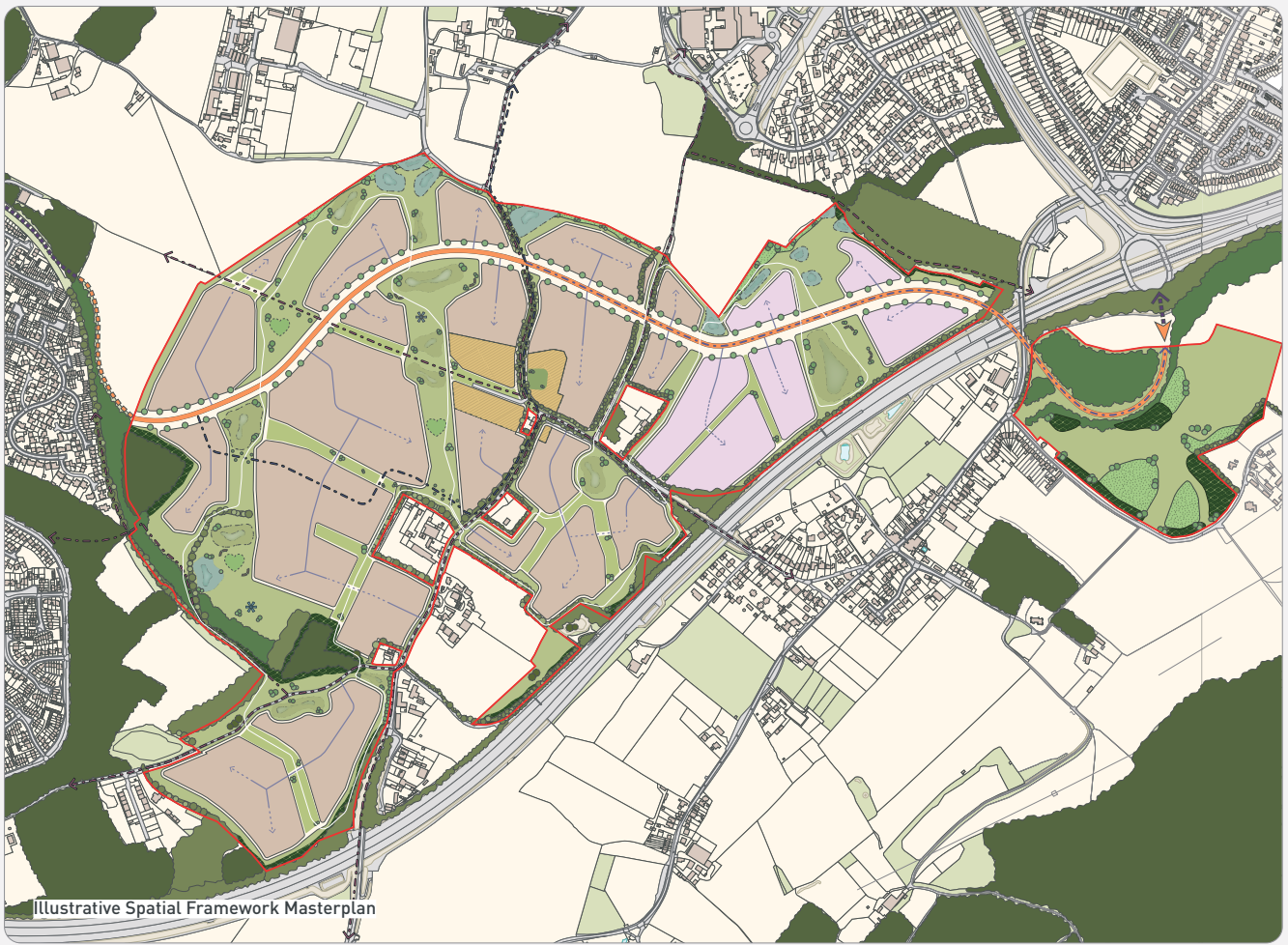
b. Please refer to the separate transport annex for details in this regard.

## 7.4. Developer Contributions & Funding

- 7.4.1. Policy LPRSP4(B) is clear that a bespoke infrastructure funding agreement should be agreed in respect of the Lidsing Garden Community.
- 7.4.2. The funding agreement should be based on the value captured by the development and is expected to be higher than that which would ordinarily be captured using a borough Community Infrastructure Levy (CIL) approach.
- 7.4.3. Maidstone has been using CIL since 2018. It currently divides the borough into charging zones. Charges apply according to development type (residential and retail). At the present time the Garden Community lies within the 'Rural Area' as set out in the CIL Charging Schedule.
- 7.4.4. For the avoidance of doubt, the policy position, as set out in the Local Plan Review, is clear that CIL charges should not apply to Lidsing Garden Community and this is simply because a separate, bespoke infrastructure funding agreement is required. This will allow the purposes of the policy (i.e. capturing land value uplift to a greater degree than CIL) to be fulfilled. The Council will take forward an appropriate process to remove the Garden Community site from the CIL Charging regime and enable use of S106 for proposals that come forward within the allocation. The approach to this will be set out separately by the Council and be subject to consultation and Council decision making prior to the determination of planning applications.
- 7.4.5. A bespoke funding agreement will also ensure the infrastructure spend is kept local to the garden community and surrounding areas, particularly Lordswood and Hempstead, where suitable. This is also set out in the Local Plan Review policy.
- 7.4.6. It should also be noted that the details of key, new infrastructure is already set out in the Local Plan Review Policy LPRSP4(B) and this is detailed in the Infrastructure Delivery section above.
- 7.4.7. The Local Planning Authority will continue to work with the promoters to ensure a coordinated approach to the delivery of infrastructure.
- 7.4.8. The use of conditions, including Grampian conditions, is considered to be the ideal mechanism to ensure infrastructure provision at appropriate phases of delivery. However, there would be additional requirements necessary to ensure compliance with the infrastructure commitments within the Local Plan Review. It is considered that Section 106 and Section 278 agreements will provide ideal mechanisms to secure this infrastructure, in the absence of the use of CIL.



Precedent: Garden community



7.4.9. In accordance with the National Planning Policy Guidance, Section 106 Agreements would only be used where it would not be possible to address unacceptable impacts through a planning condition. Conditions themselves should be kept to a minimum and only imposed where they are necessary, relevant, enforceable, precise and reasonable. There are also a number of tests that will need to be satisfied for appropriate use of Section 106 agreements. These are:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development;
- Fairly and reasonably related in scale and kind to the development.

7.4.10. All of these matters are to be considered as part of the forthcoming planning applications. However, a list of key infrastructure and the mechanism to be used to secure its delivery is provided in Appendix A.



## 7.5. Governance & Stewardship

- 7.5.1. Policy LPSRSP4(B) sets out that establishing appropriate long term governance arrangements will be crucial to achieving the overall vision for the Garden Community. This must consider how the Garden Community and its community assets will be managed by and for the local community. Stewardship is the term for the long-term management of such assets.
- 7.5.2. The Council considers that stewardship also includes the development of the Garden Community as an inclusive, successful and healthy place where residents are encouraged to interact through the design of community infrastructure and the provision of community development activities such as organising events and establishing clubs and interest groups.
- 7.5.3. A principal objective of an appropriate stewardship body will be to build a strong and vibrant community where residents and others who work or use the area, share a strong sense of belonging, pride and commitment to its future and well-being.
- 7.5.4. It is anticipated that a broad range of community assets including public open space, parks, play areas, allotments and community buildings along with their maintenance liabilities would be owned and managed by an appropriate stewardship body. The community buildings will be at the core of the local centre, built and transferred fully fit for purpose with revenue support until viability is achieved.
- 7.5.5. There are numerous potential stewardship models available, and it is important for the long-term development of the Garden Community that stewardship starts to be considered early on. The preferred solution for stewardship arrangements will need to be set out and agreed as part of the consideration and determination of future planning applications for the site.
- 7.5.6. The potential scope of roles and responsibilities for stewardship at the Garden Community fall within two main categories of 'Community Assets' and 'Placemaking' as summarised in the table below:

Figure 47:

### Potential Stewardship Responsibilities

POTENTIAL STEWARDSHIP RESPONSIBILITIES	
Community Assets	Community development
• Public Realm	• Engagement
• Local Parks	• Community Events
• Play Areas	• Arts and Culture
• Green Corridors	• Community Development
• Community Centre	• Community Cohesion
• Food Growing/Allotments	• Work and Skills
• Heritage	• Covenant Enforcement



### Key Principles/Guidance:

## Governance & Stewardship

- 7.5.7. An appropriate approach will need to evolve through collaboration between the developer, Maidstone Borough Council (with Kent County Council), local Parish Councils (Bredhurst Parish Council and Boxley Parish Council), and other relevant stakeholders, and will be secured through planning conditions or planning obligations attached to planning permissions.
- 7.5.8. It is anticipated that Developer contributions will be required to fund the initial set up and running costs, including staff, premises, and equipment costs. This support will need to be provided until such time as stewardship activities are financially self-sustaining.
- 7.5.9. The consideration and evaluation of options leading to a preferred approach should be set out within a Stewardship Strategy, that establishes the scope of the stewardship and community governance arrangements, and sets out how they will evolve over time, as well as the financial sustainability of the arrangements proposed.
- 7.5.10. The strategy should include any community development activities to support the establishment of a successful new community development early on. For example, initiatives to support the establishment of community walking, running and cycling activities and to support sports club development.
- 7.5.11. The focus of the Stewardship Strategy is on developing an appropriate organisation that effectively manages the open spaces, community facilities, and responds to the needs of the local community to build a thriving community.
- 7.5.12. It is anticipated that the Strategy will need to be delivered in stages and as the Garden Community increases in terms of overall scale and population.

- a. An appropriate approach to stewardship should ensure that the quality of place and services delivered are exemplar and provide great places to live, work, visit, and play.
- b. The legal form of an appropriate stewardship body will need to be determined through consultation with all relevant stakeholders.
- c. The approach should be adaptable and follow an incremental approach, recognising the long-term undertaking in terms of creating a new Garden Community in this location.
- d. The approach should ensure that a broad range of community assets such as open spaces and community facilities are well maintained in perpetuity and for public benefit of all those who live, work in or visit the area including existing local residents from surrounding communities.
- e. The approach should develop a strong sense of community, both within the Garden Community and between the surrounding settlements, through effective communication and community development activities that are in place from first occupation.
- f. Community assets should be held in perpetuity in community ownership and managed for the benefit of the local community, both those resident within the Garden Community and those from surrounding communities who will use and benefit from the assets.
- g. Local residents and business should be directly engaged in the long-term management of the community assets, fostering a shared sense of ownership and identity.
- h. Being financially sustainable: the stewardship body will need to be financially viable and self-sustaining over the long-term with secure income streams. If and where service charges are required, they will be set up and enforced in an equitable way with local control over the management of the system.
- i. Being accountable and well-governed: any stewardship body must ensure open, transparent and accountable governance with the community having the ability to exercise influence and control over stewardship decisions and delivery.

**Local Plan Review Policy:**  
LPRSP4(B)

## 7.6. Planning Application Process

7.6.1. To ensure comprehensive and complementary development it is expected that development proposals come forward for the Garden Community in its entirety via a site wide outline planning application. This will establish the overall scope and scale of development and a set of design and development parameters, such as access, the disposition of land uses and scales of proposed built development.

7.6.2. Applications for smaller parts of the allocation will generally not be permitted unless applicants can clearly demonstrate that any individual proposals are in accordance with an agreed site-wide masterplan, which takes forward the spatial principles set out in this SPD. In order to ensure a comprehensive approach is secured the Council would also need to be satisfied that a collaboration agreement (CA) has been entered into by all relevant landowners (if applicable) to provide reassurance that delivery of all key parts of the Garden Community are capable of being brought forward in a comprehensive manner.

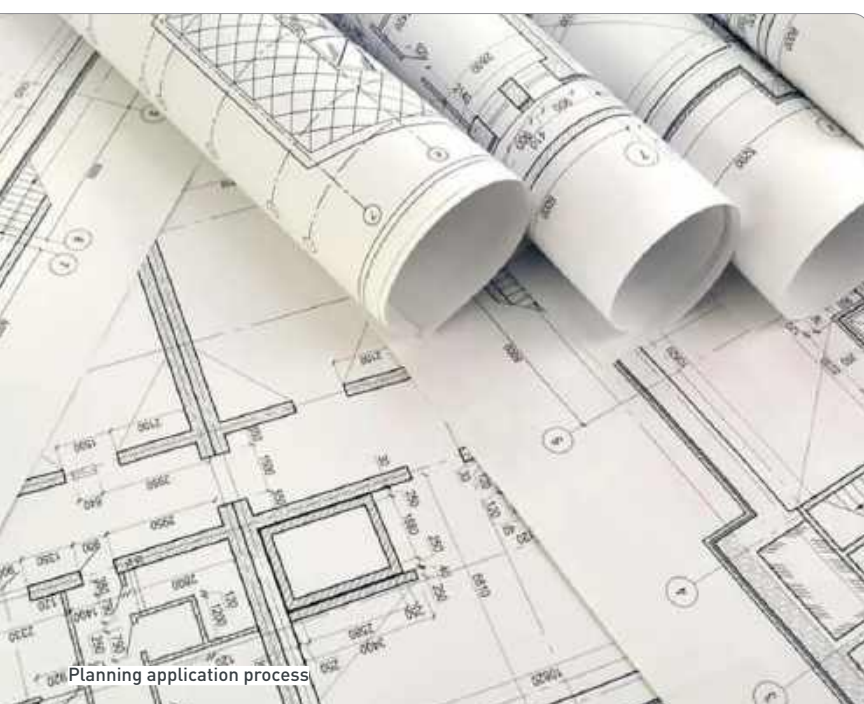
7.6.3. Policy LPRSP4(B) also requires a design code to be part of any future planning application as per criteria 3(b). This is expected to come forward following the outline planning application and prior to the reserved matters applications.

### Pre-Application Working

7.6.4. In accordance with NPPF Guidance, the Council recommend that for any substantive planning application for development, the applicant should enter into pre-application discussions (and to be secured via a Planning Performance Agreement) in order to ensure that the strategic objectives and wider spatial vision of the Garden Community can be achieved. This would also serve to improve both the efficiency and effectiveness of the planning application process.

7.6.5. Pre-application engagement with the local community and relevant local stakeholders is also strongly encouraged, in accordance with National Planning Guidance. There are a wide range of techniques and methods available to engage the community. Applicants must also especially consider means to reach those sectors of the community that are difficult to engage and/or whose views are often under-represented or seldom heard, sometimes referred to as 'hard to reach' groups. The results of the engagement should be summarised in a Statement of Community involvement to be submitted as part of any planning submission.

7.6.6. Additionally, the applicant is encouraged to engage directly with any relevant statutory consultees, including Medway Council, National Highways, Historic England, Natural England, the Environment Agency (as relevant), Sport England and others as appropriate.



Planning application process





## Validation List

- 7.6.7. To support the assessment of any phase of development against the objectives and principles outlined in this SPD, any planning application within the Garden Community must be supported by the plans and reports set out at Appendix B. This list assumes the submission of a site wide outline planning application. In the event that a hybrid or detailed planning application is to be submitted, the specific advice of the Local Planning Authority should be sought.
- 7.6.8. The Government's National Planning Practice Guidance sets out information on planning applications which should be referred alongside additional information provided on Maidstone Borough Council's planning webpages.
- 7.6.9. The submission of a valid application for planning permission requires:
- A completed application form;
  - Compliance with national information requirements;
  - The correct application fee; and
  - Provision of local information requirements.
- 7.6.10. For a site of this scale and complexity, a bespoke set of supporting documents will be required to fully address all related issues and assessments. Appendix B sets out an initial indicative checklist of anticipated material that will be required. Applicants should refer to the latest national and local requirements prior to submission. The Council also encourages applicants to use its Pre-Application Advice Service.



# Appendices

Appendix A: Anticipated S106 Requirements

Appendix B: Anticipated Planning Application Requirements

Appendix C: Design Coding and the 10 Characteristics  
of Good Design



## Appendix A:

# Anticipated S106 Requirements

**Please note the table below is indicative and does not necessarily represent the final S106 list.**

Provision	Requirement	Delivery
Affordable Housing	A 40% target overall and where possible within each substantive phase of development.	In accordance with the requirements set out within this SPD and the Local Plan.
Biodiversity Net Gain	20% biodiversity net gain.	To follow the mitigation hierarchy of on-site provision first followed by off-site provision with details to be negotiated in the course of each planning application in accordance with the requirements set out within this SPD and the Local Plan.
Public Transport and Active Travel	<p>To promote appropriate sustainable travel options such as the improvement of bus services and the improvement and/or provision of high-quality pedestrian and cycle routes as deemed necessary, relevant and proportionate.</p> <p>Requirements will be subject to the monitor and manage mechanism that should be enshrined in the S106 agreement.</p>	<p>In line with the needs identified through the assessment and determination of each planning application and the relevant phase of development and in accordance with the requirements set out within this SPD and the Local Plan.</p> <p>Any improvements should be delivered by the applicant.</p>
Off-site Highway Improvements	<p>To mitigate the impact of each phase of Development on the highway network as deemed necessary, relevant and proportionate. May include contributions to the additional schemes identified by KCC and National Highways and included in the Local Plan and Infrastructure Delivery Plan.</p> <p>Requirements will be subject to the monitor and manage mechanism that should be enshrined in the S106 agreement.</p>	<p>In line with the needs identified through the assessment and determination of each planning application and the relevant phase of development and in accordance with the requirements set out within this SPD and the Local Plan.</p> <p>Any improvements should be delivered by the applicant.</p> <p>Improvements to the Strategic Road Network managed by National Highways will be led and fully funded and delivered by the developer and secured through S278.</p>
Green Space and Open Space	Arrangements for securing the appropriate delivery and long-term management of all areas of green space and open space in accordance with the Stewardship arrangements.	To be agreed for each phase of development in accordance with the requirements set out within this SPD.
Drainage and Flood Risk	Arrangements for securing the long-term management of drainage measures (including green infrastructure/SUDS).	In accordance with the requirements set out within this SPD.

Provision	Requirement	Delivery
Historic Assets	Contribution if applicable.	In accordance with the requirements within the Local Plan to be secured as part of the relevant phase(s).
Air Quality	Contribution up to the estimated damage cost to be spent on air quality improvements within the locality.	To be determined by the Air Quality Impact Assessment for each phase(s) of development in accordance with the requirements within the Local Plan.
Broadband	To facilitate the provision of high-speed broadband.	Ready for occupation of dwellings.
Education	Delivery of new primary, secondary and early years places on site via new schools.  Secondary School contributions to be provided.	In accordance with the requirements set out within this SPD and the Local Plan.
Community, Sports & Health Facilities	To secure the delivery of the Local Centre and to ensure that community uses and activity are a feature of the Garden Community from early in the delivery process.	In accordance with the requirements set out within this SPD and the Local Plan.
Stewardship	To include a contribution towards the establishment of an appropriate stewardship body for the Garden Community, service charge arrangements and financial contributions for each phase to support community development activity from first occupation.	In accordance with the requirements set out within this SPD.
Training and Employment	From the start of the tendering process for the construction of the development and throughout the construction phase to use reasonable endeavours to co-operate and work closely with the Council to develop an employment and training scheme to promote employment opportunities (including apprenticeships) for Local People during the construction works and to include specified training and employment provisions in its building contract for the construction works the following obligations on the main contractor.	To be agreed for each phase of development in accordance with the requirements within the Local Plan.
Comprehensive Delivery	To commit to the avoidance of ransoms to ensure the comprehensive delivery of infrastructure across the area including the dedication of land and entering into infrastructure agreements that go to the land boundaries.	In accordance with the requirements set out within this SPD.
Programme and Delivery	Submission of a build programme for approval in writing by the Local Planning Authority and a commitment to deliver the development in accordance with the build programme.	Submission of the build programme prior to the commencement of development.
Steering Group	To participate in the on-going management of the Stewardship body.	

**Appendix B:**

# Anticipated Planning Application Requirements

**A completed version of the following checklist may be used to confirm that all the required information has been provided as part of an outline planning application.**

Plans	Notes	Information Provided?
Red Line Boundary Plan	To clearly define the application boundary.	–
Site Layout Plan	It must show the proposed development in relation to site boundaries, other existing buildings on the site, adjoining properties and the immediate area. This includes named roads and public rights of way (PROW) (if the PROW will influence or will be affected by the proposed development).	–
Floor Plans and Elevations		–
Materials Plan		–
Street Scene Drawings	It/they should be annotated with the overall proposed building height (AOD) of the application site and neighbouring properties as relevant.	
Site Levels	To include details of existing and proposed (including cross-sections that extend to include any existing adjacent development). A plan showing where the cross section has been taken should also be provided.	
Existing and Proposed Sections	A plan showing where the cross section has been taken should be provided.	
Landscape Plan	To include, as a minimum, full planting schedules, planting species, planting densities and details of tree pits, irrigation methods.	
Street Hierarchy Plan		
Masterplan	A plan demonstrating the relationship between each phase of development and the wider delivery of the Garden Community.	
Transport Assessment and Travel Plan	To be compliant with the latest Kent County Council Highways & National Highways guidance. Details of what are to be included can be found in Appendix C of the SPD. Items to be included include – site wide Travel Plan & Construction Management Plan etc.	
Affordable Housing Statement		



Plans	Notes	Information Provided?
Passive Solar Design Analysis		
Infrastructure Delivery Statement		
Climate Change Mitigation Strategy		
Meanwhile Use Strategy		
Project Level Habitat Regulation Assessment		
Lighting Strategy		
Stewardship Strategy		
Heritage Impact Assessment		
Construction Management Plan		
Landscape And Visual Impact Assessment		
Air Quality Impact Assessment		
Bng Assessment		
Tree Survey		

## Appendix C:

# Design Coding and the 10 Characteristics of Good Design

### In relation to 'Context'

Design Codes must demonstrate how proposals for the Garden Community have evolved based on a sound understanding of the context, history and character of an area. This must show how proposals are:

- integrated into their surroundings and relate to them;
- influenced by and influence their context positively; and
- responsive to local history, culture, heritage.

### In relation to 'Movement'

Design Codes must demonstrate how proposals have incorporated a well-designed movement network and suitable hierarchy of street types that:

- is safe and accessible for all;
- functions efficiently to get everyone around, takes account of the diverse needs of all its potential users and provides a genuine choice of sustainable transport modes;
- limits the impacts of car use by prioritising and encouraging walking, cycling and public transport, mitigating impacts and identifying opportunities to improve air quality;
- promotes activity and social interaction, contributing to health, well-being, accessibility and inclusion; and
- incorporates green infrastructure, including street trees to soften the impact of car parking, help improve air quality and contribute to biodiversity.

### In relation to 'Nature'

Design Codes must demonstrate how proposals enhance the natural as well as the built environment and ensure that nature and the historic landscape is woven into the design of the place. This must show how proposals:

- integrate with existing, and incorporate new natural features to create a multifunctional

network that supports quality of place, biodiversity and water management, and addresses climate change mitigation and resilience;

- prioritise nature so that diverse ecosystems can flourish to ensure a healthy natural environment that supports and enhances biodiversity;
- provide attractive open spaces in locations that are easy to access, with activities for all to enjoy, such as play, food production, recreation and sport, so as to encourage physical activity and promote health, well-being and social inclusion.

### In relation to 'Built Form'

Design Codes must demonstrate how proposals will create a coherent and compact place that:

- incorporate compact forms of development that are walkable, contributing positively to well-being and placemaking;
- contain accessible local public transport, services and facilities, to ensure sustainable development;
- include recognisable streets and other spaces with their edges defined by buildings, making it easy for anyone to find their way around, and promoting safety and accessibility; and
- have memorable features or groupings of buildings, spaces, uses or activities that create a sense of place, promoting inclusion and cohesion.

### In relation to 'Identity'

Design Codes must demonstrate how the Garden Community responds to the character of the local area in the way that it has been planned, its natural environment and the use of its buildings and the design of its buildings and public spaces. This must show how the proposals:

- have a positive and coherent identity that everyone can identify with, including

residents and local communities, so contributing towards health and well-being, inclusion and cohesion;

- have a character that suits the context, its history, how we live today and how we are likely to live in the future; and
- are visually attractive, to delight their occupants and other users.

### In relation to 'Public Space'

Design Codes must demonstrate how public spaces within the Garden Community will create a healthy and successful place, encourage social interaction, and integrate with movement corridors and a wide mix of uses. Proposals must:

- include well-located public spaces that support a wide variety of activities and encourage social interaction, to promote health, well-being, social and civic inclusion;
- have a hierarchy of spaces that range from large and strategic to small and local spaces, including parks, squares, greens and pocket parks;
- have public spaces that feel safe, secure and attractive for all to use; and
- have trees and other planting within public spaces for people to enjoy, whilst also providing shading, and air quality and climate change mitigation.

### In relation to 'Use'

Design Codes must demonstrate how the Garden Community contains a mix of uses that support everyday activities, including to live and work including:

- a mix of uses including local services and facilities to support daily life;
- an integrated mix of housing tenures and types to suit people at all stages of life; and
- well-integrated housing and other facilities that are designed to be tenure neutral and socially inclusive.

### In relation to 'Homes & Buildings'

Design Codes must demonstrate how the Garden Community contains well-designed homes and buildings that are functional, accessible, meet a diverse range of needs, are adequate in size, fit for purpose, adaptable and sustainable. Proposals must:

- provide good quality internal and external environments for their users, promoting health and well-being;
- relate positively to the private, shared and public spaces around them, contributing to social interaction and inclusion; and
- resolve the details of operation and servicing so that they are unobtrusive and well-integrated into their neighbourhoods.

### In relation to 'Resources'

Design Codes must demonstrate how the Garden Community will conserve natural resources including buildings, land, water, energy and materials including measures to achieve: mitigation, primarily by reducing greenhouse gas emissions and minimising embodied energy; and adaptation to anticipated events, such as rising temperatures and the increasing risk of flooding. This must include demonstrating that proposals:

- have a layout, form and mix of uses that reduces their resource requirement, including for land, energy and water;
- are fit for purpose and adaptable over time, reducing the need for redevelopment and unnecessary waste;
- use materials and adopt technologies to minimise their environmental impact.

### In relation to 'Lifespan'

Design Codes must demonstrate how the Garden Community will sustain beauty over the long term, be designed for long-term stewardship, enable their users to establish a sense of ownership, adapt to changing needs and are well maintained. This must include demonstrating that places, buildings and spaces have been:

- designed and planned for long-term stewardship by landowners, communities and local authorities from the earliest stages;
- robust, easy to use and look after, and enable their users to establish a sense of ownership and belonging, ensuring places and buildings age gracefully;
- adaptable to their users' changing needs and evolving technologies; and
- well-managed and maintained by their users, owners, landlords and public agencies.



