



# Highsted Park

Public Webinar

29th September 2020

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[www.highstedpark.co.uk](http://www.highstedpark.co.uk)



# Highsted Park

Introduction and Overview

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**Ben Geering**  
HEAD OF PLANNING



**Brian Sutherland**  
MASTERPLANNER



**Paul Burley**  
PLANNER



**John Murdoch**  
LANDSCAPE ARCHITECT



**Highsted Park is a proposal for a mixed-use development that incorporates significant infrastructure and air quality improvements for the residents and businesses of Sittingbourne, Swale and the South-East.**

### Why are we promoting this development?

- Swale Borough Council are obligated by Central Government, as part of Swale's Local Plan, to deliver 1,050 new homes every year over the period 2022-2037
- Sittingbourne, Faversham and Sheppey, as the 3 core areas of Swale, each have a role to play in the delivery of new homes. Sittingbourne is the largest and primary town and should be the main focus for housing, employment, infrastructure and service provision
- With at least 10,000 new homes to be built by 2037 across the Borough, Highsted Park cannot, and is not, setting out to provide them all but can provide a significant proportion of them. This is alongside significant job creation.
- Sittingbourne and Swale has numerous longstanding issues that can be solved by the development of Highsted Park

## DELIVERY OF A ONCE IN A LIFETIME OPPORTUNITY TO TRANSFORM SWALE FOR CURRENT AND FUTURE GENERATIONS



Significant infrastructure with air quality betterment



Creation of a wide range of jobs for the entire community

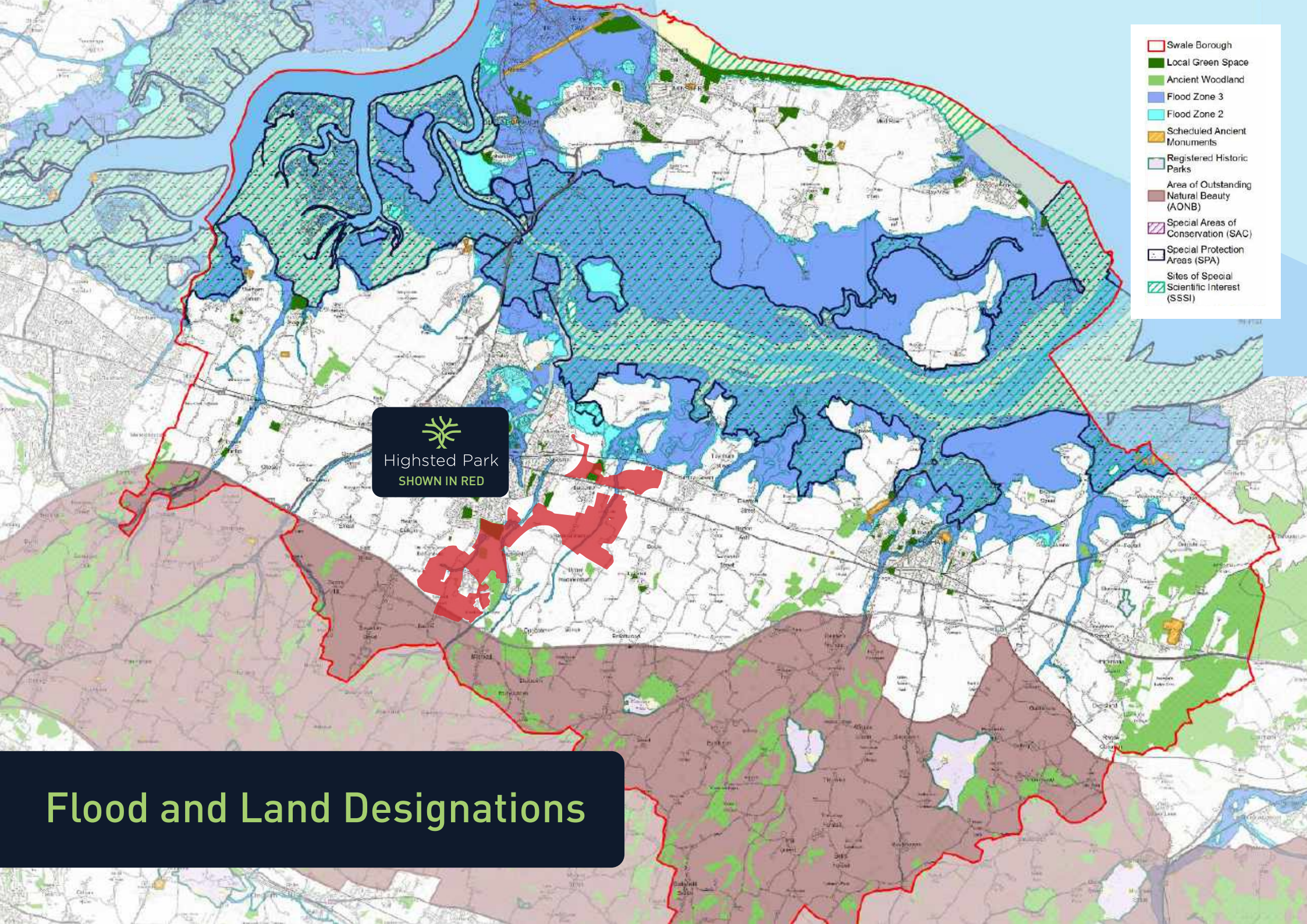


Housing delivery against the backdrop of a national housing crisis



Supporting the transition to a low carbon economy





## Flood and Land Designations



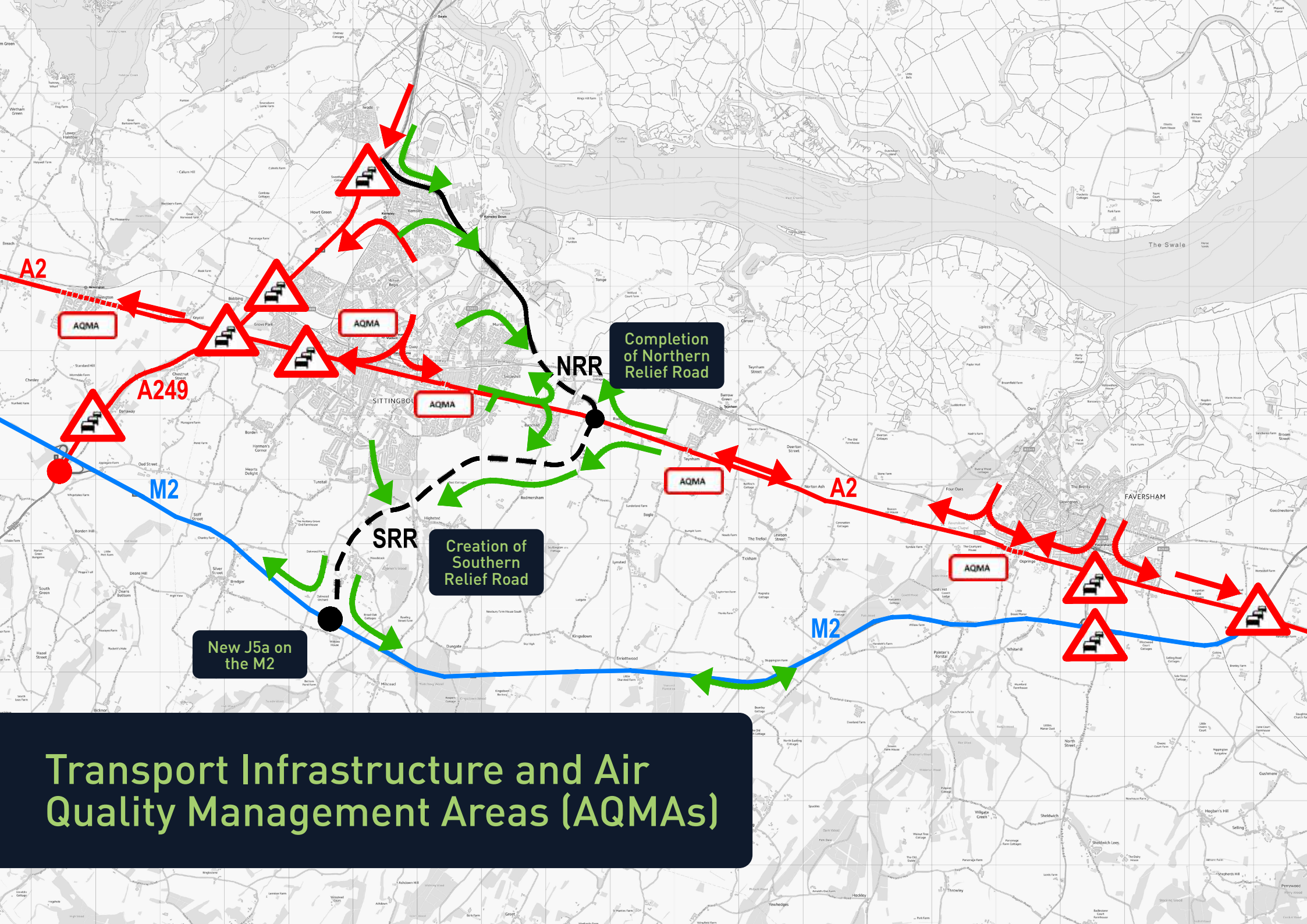


- Swale Borough
- Very highly constrained areas
- Highly constrained areas
- Less constrained areas
- Unconstrained areas

  
Highsted Park  
SHOWN IN WHITE  
WITH RED OUTLINE

# Borough Wide Constraints

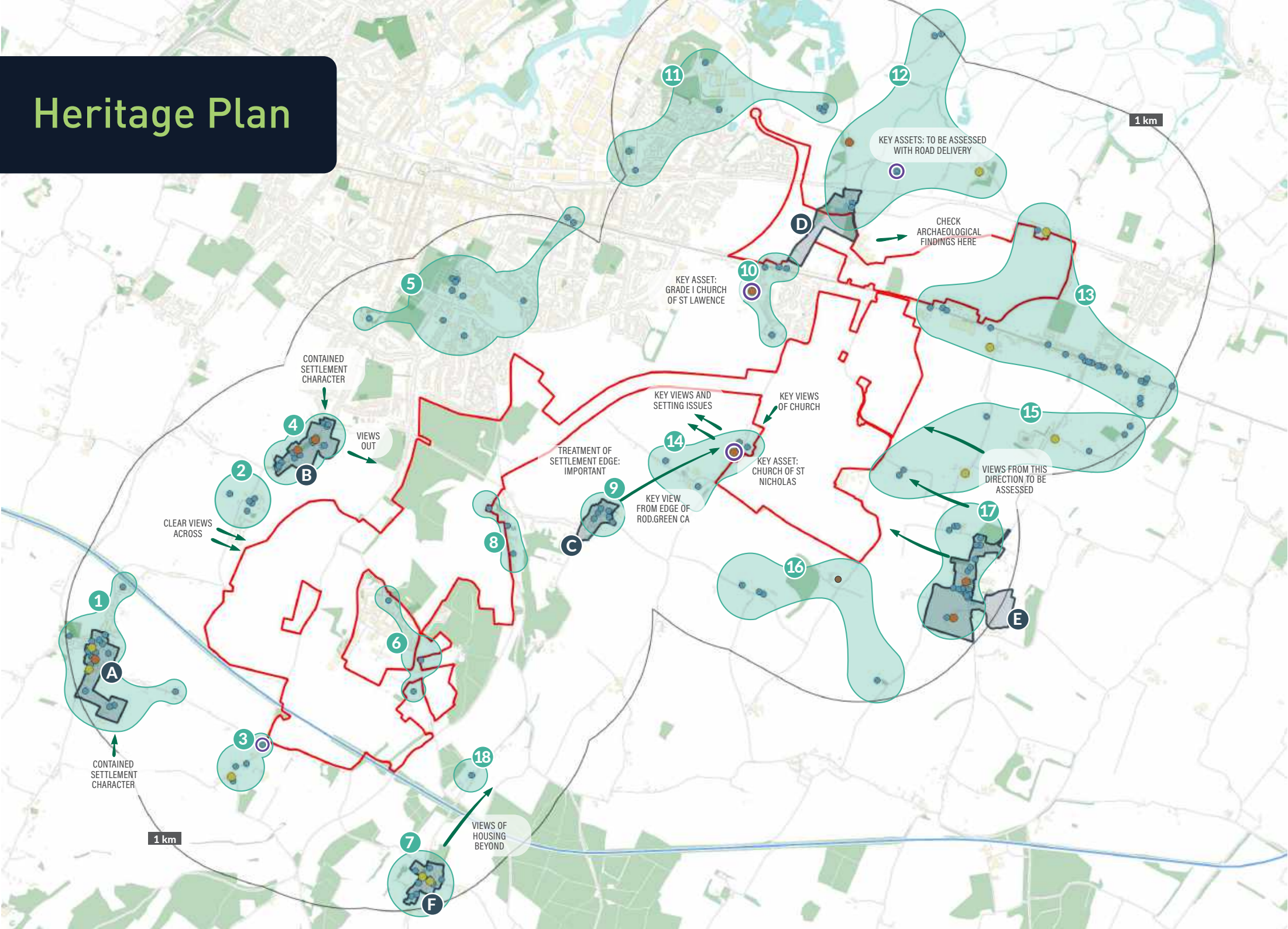




# Transport Infrastructure and Air Quality Management Areas (AQMAs)

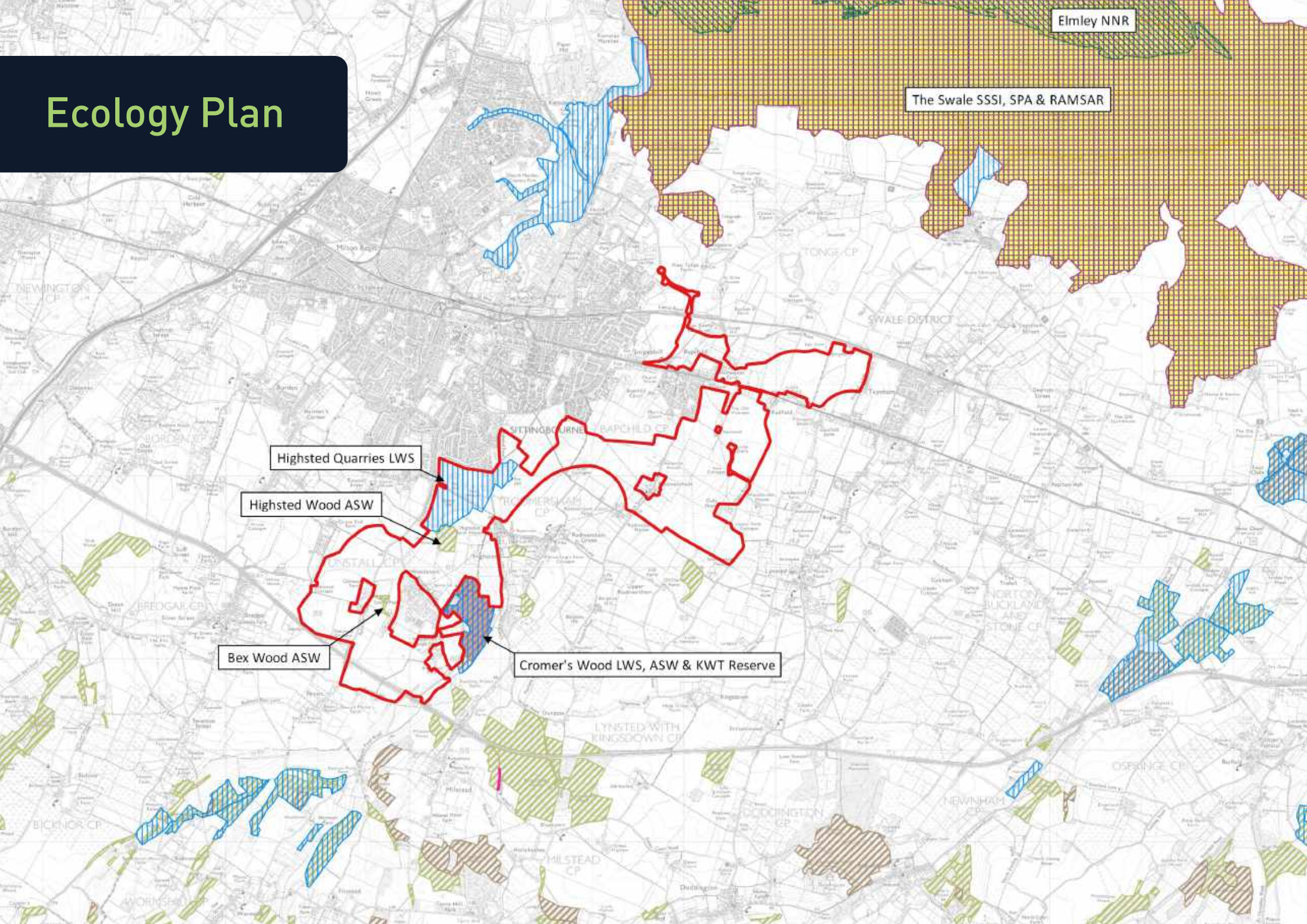


# Heritage Plan





# Ecology Plan















# Landscape Proposal



## Legend

-  Existing trees/hedgerows
-  Ancient Woodland/ Local Wildlife Sites
-  Public Rights of Way (PROW)
-  High landscape value designation
-  Illustrative primary spine road
-  Green Grid
-  Development cells
-  Green Grid Links
-  Important views
-  Existing church - Landmark

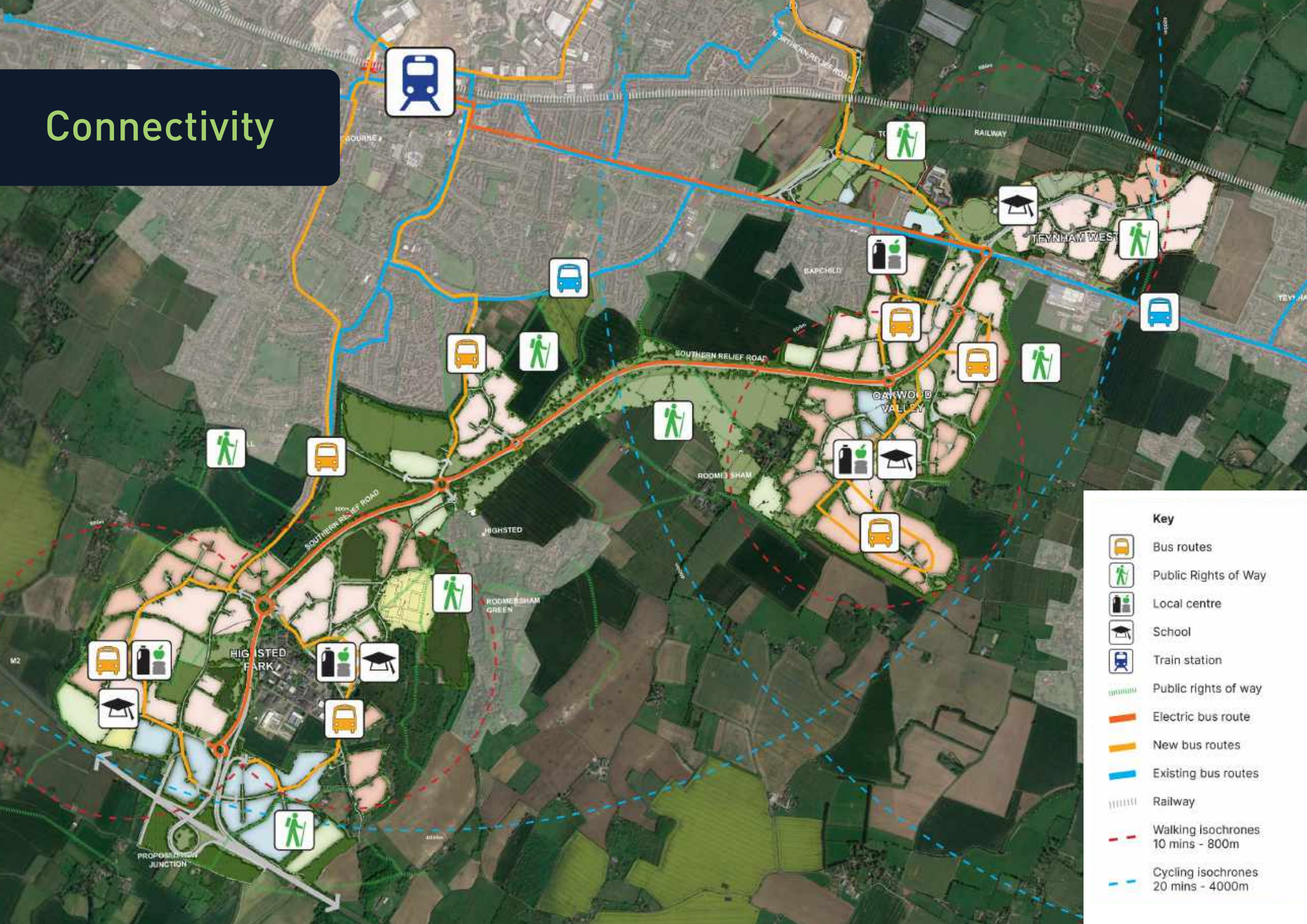


# Site Wide Masterplan





# Connectivity





# HIGHSTED PARK CAN DELIVER MAJOR BENEFITS

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9,250 homes including  
1,850 affordable



A new, privately funded junction onto  
the M2 (J5a) and the creation of the  
Southern Relief Road and completion  
of the Northern Relief Road



4 new primary schools and  
1 new secondary school



520 acres of new publicly  
accessible parks, amenity  
and outdoor space



Pioneering green technology  
to create a carbon neutral  
development



Highly sustainable development  
encouraging alternative modes  
of transport



A state-of-the-art  
sports hub anchored by  
Sittingbourne FC



New major primary care  
facilities





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