



Highsted Park

Public Webinar

9th March 2021

www.highstedpark.co.uk



Highsted Park

Introduction and Overview

www.highstedpark.co.uk



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PLANNING DIRECTOR



Brian Sutherland
MASTERPLANNER



John Murdoch
LANDSCAPE ARCHITECT



Charles & Associates

John Wilde
TRANSPORT



Dan Maughan
ECOLOGIST



Peter Keenan
PLANNING



The Project Update

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.

- Summary of previous public consultation event
- Relationship with Local Plan process
- Community Facilities
- Employment Opportunities
- Energy and Sustainability
- Next steps and timeline for submission



Ben Geering
PLANNING DIRECTOR



Masterplan Update

- Key changes
- Green and blue infrastructure
- Updated site wide masterplan
- Highway changes
- Education
- Sports provision and open space
- Expansion of Kent Science Park and employment provision
- Local Centre Studies



Brian Sutherland
MASTERPLANNER



John Murdoch
LANDSCAPE ARCHITECT



Key Changes

- Design & character of the Relief Road progressed - Junction design rationalised
- Green and Blue infrastructure evolved to enhance amenity, biodiversity and Sustainable Drainage
- Character and organisation of Science Park Campus expansion rationalised
- Development Cell layouts reconfigured to better reflect constraints and opportunities
- Education and Recreation requirement reviewed and evolved
- Character Areas developed



SITTINGBOURNE

TONGE

RAILWAY

A2

TEYNHAM WEST

BAPCHILD

SOUTHERN RELIEF ROAD

TUNSTALL

OAKWOOD VALLEY

SOUTHERN RELIEF ROAD

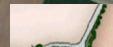
RODMERSHAM

HIGHSTED

RODMERSHAM GREEN

HIGHSTED PARK

Key



Residential



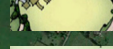
Commercial & Business



Local Centre



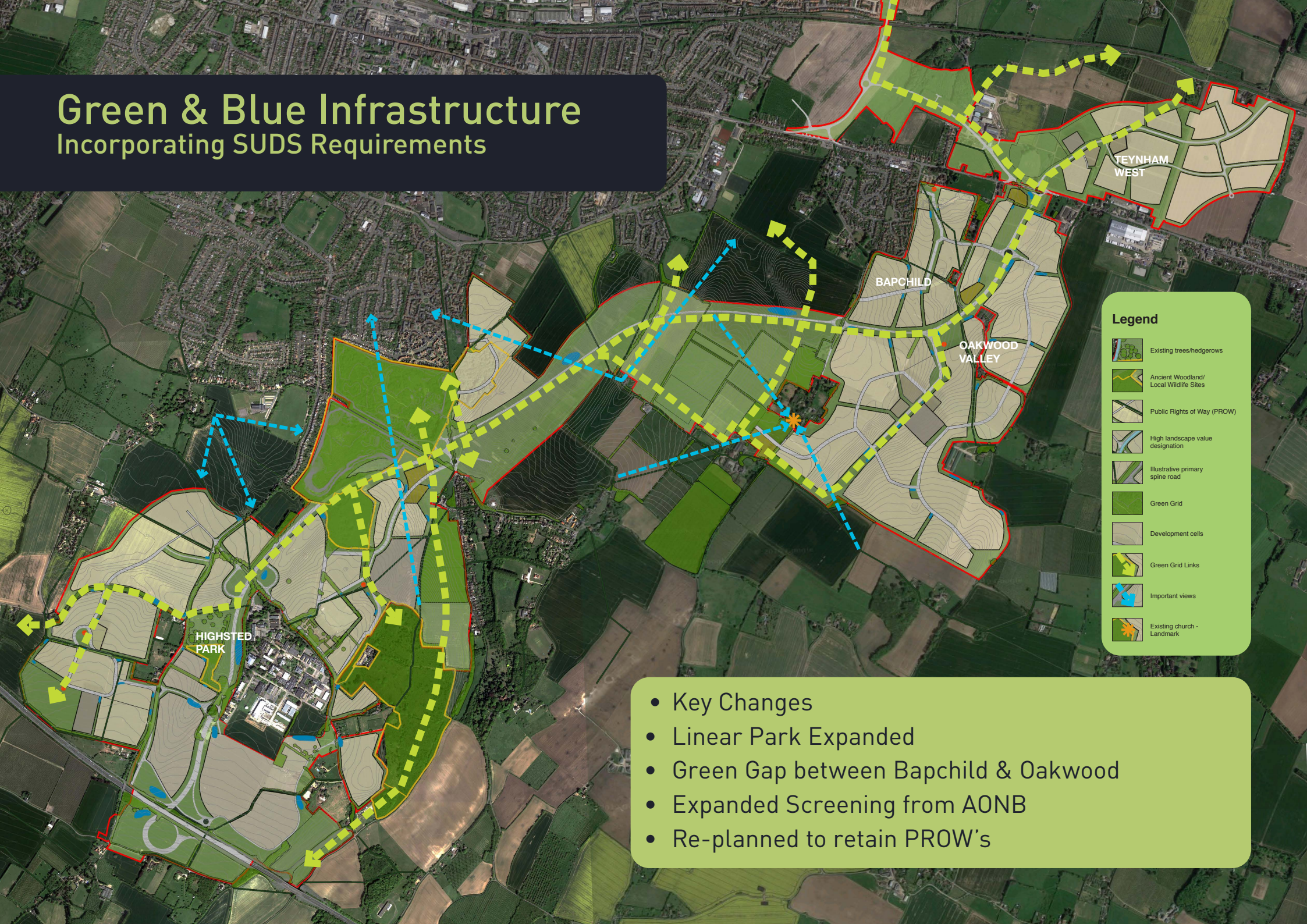
Education



Sports Facilities

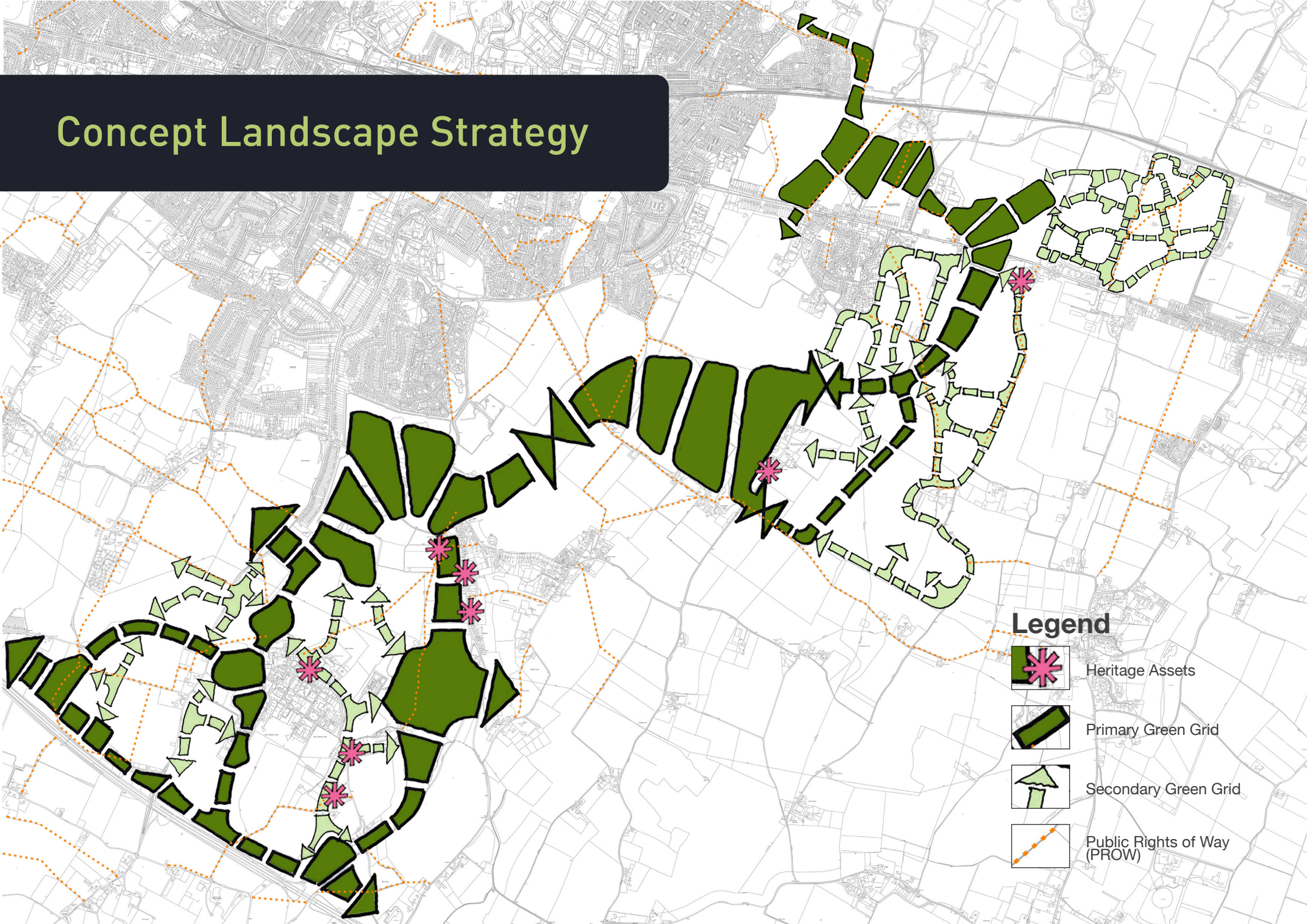
M2

Green & Blue Infrastructure Incorporating SUDS Requirements



- Key Changes
- Linear Park Expanded
- Green Gap between Bapchild & Oakwood
- Expanded Screening from AONB
- Re-planned to retain PROW's

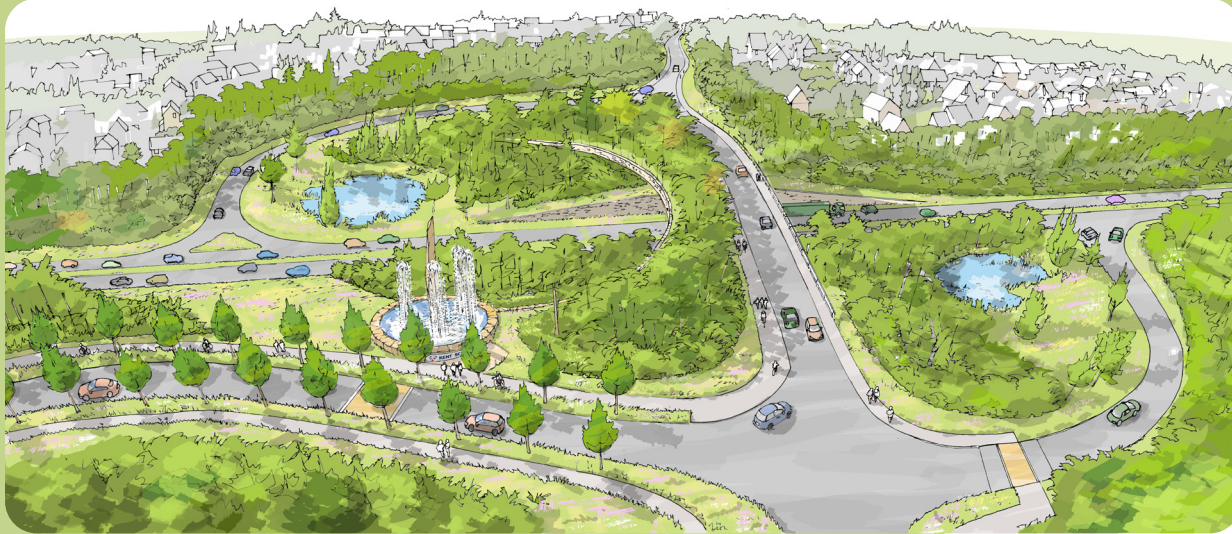
Concept Landscape Strategy



Legend

-  Heritage Assets
-  Primary Green Grid
-  Secondary Green Grid
-  Public Rights of Way (PROW)

Relief Road: Landscaping



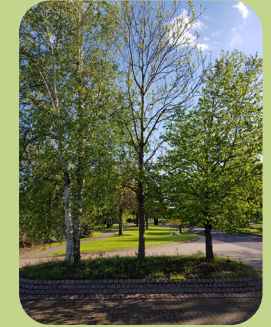
Green Bridge Concept Study



Green Bridge Concept Study



Landscaped cycleways



Tree planting

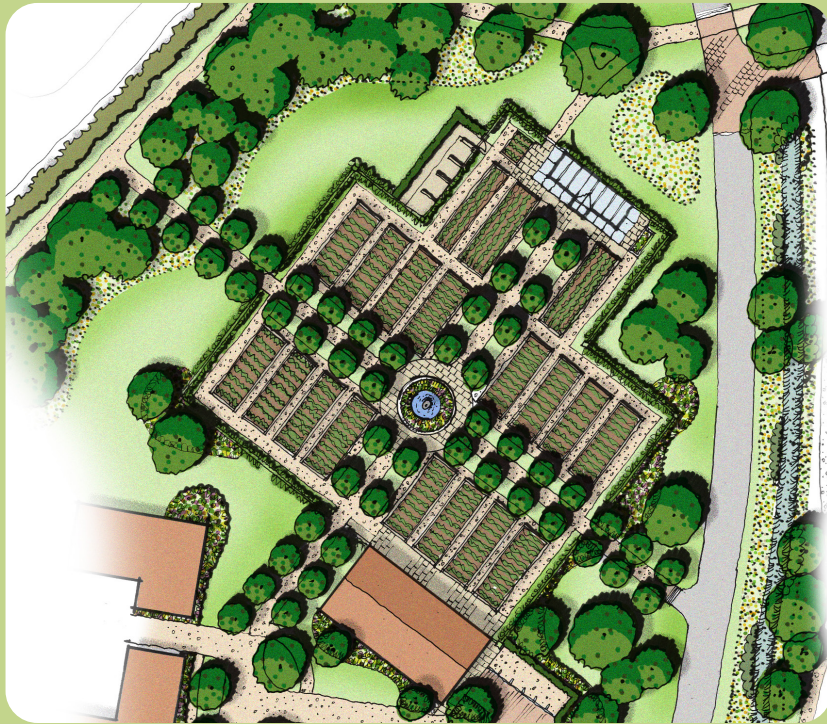


Attenuation basin



Oakwood Village Linear Movement Corridor

Community Growing Gardens and Community Orchards



Community orchard



Orchard - apple trees



Community growing beds



Foraging routes



Sustainable Urban Drainage



Planted swales



Houses around an attenuation basin



Attenuation basin



Site Wide Masterplan



Key



Residential

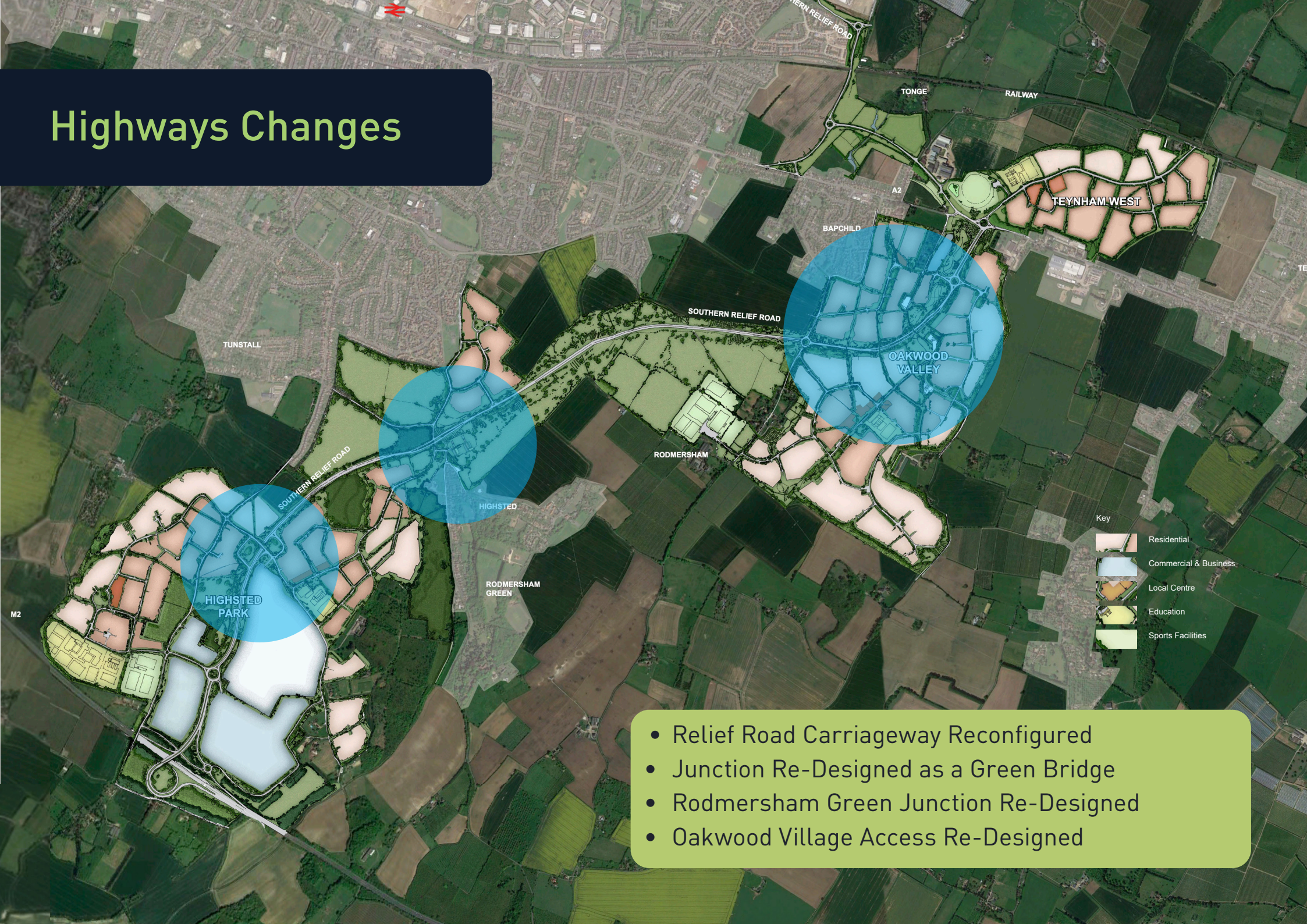
Commercial & Business

Local Centre

Education

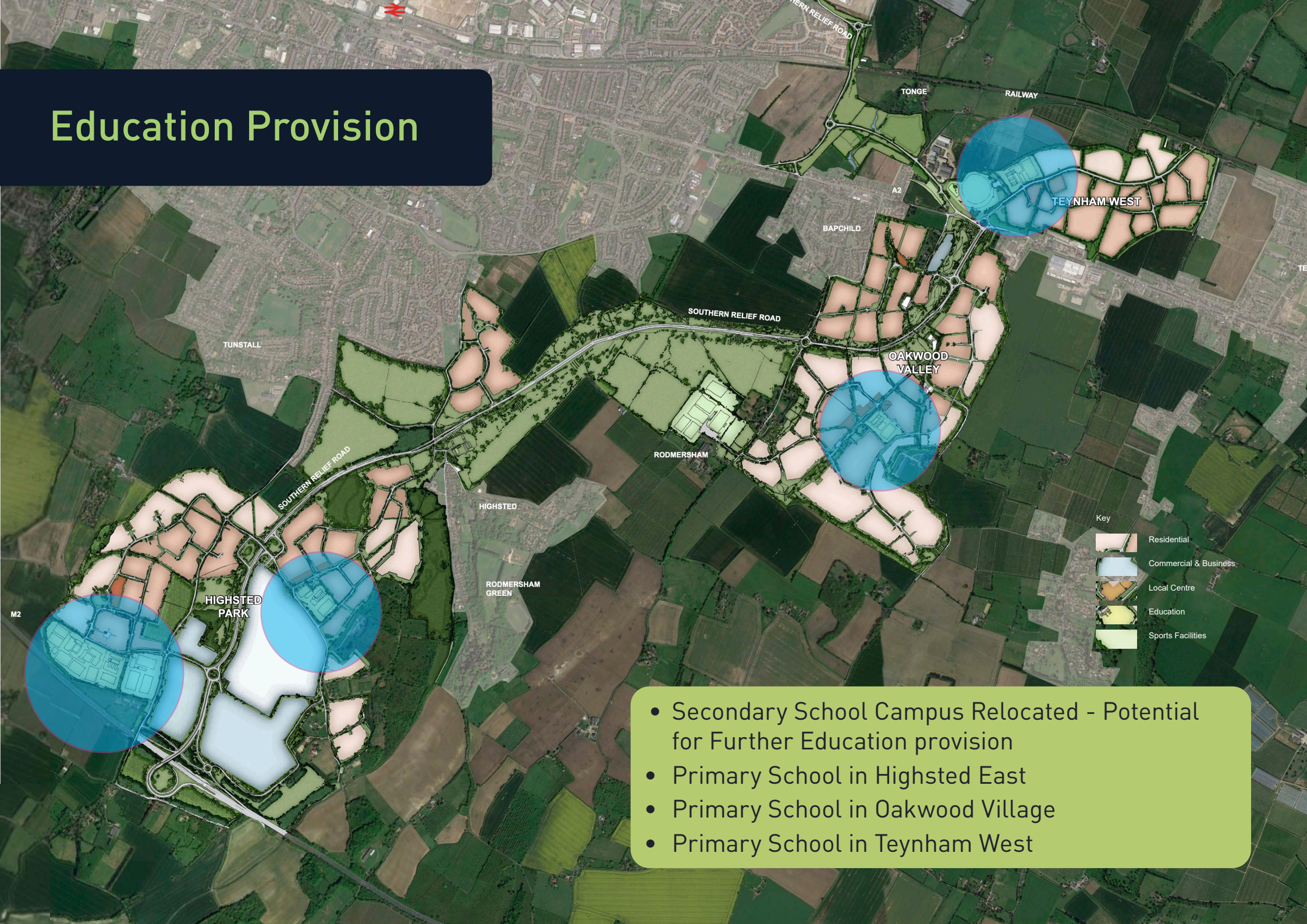
Sports Facilities

Highways Changes



- Relief Road Carriageway Reconfigured
- Junction Re-Designed as a Green Bridge
- Rodmersham Green Junction Re-Designed
- Oakwood Village Access Re-Designed

Education Provision



- Secondary School Campus Relocated - Potential for Further Education provision
- Primary School in Highsted East
- Primary School in Oakwood Village
- Primary School in Teynham West

Sports Provision & Open Space



- Sittingbourne Football Club
- Hockey Pitches & general Sports
- New Club House and Facilities for Bapchild CC
- Highsted Country Park
- Tonge Country Park

Expansion of Kent Science Park and Employment provision



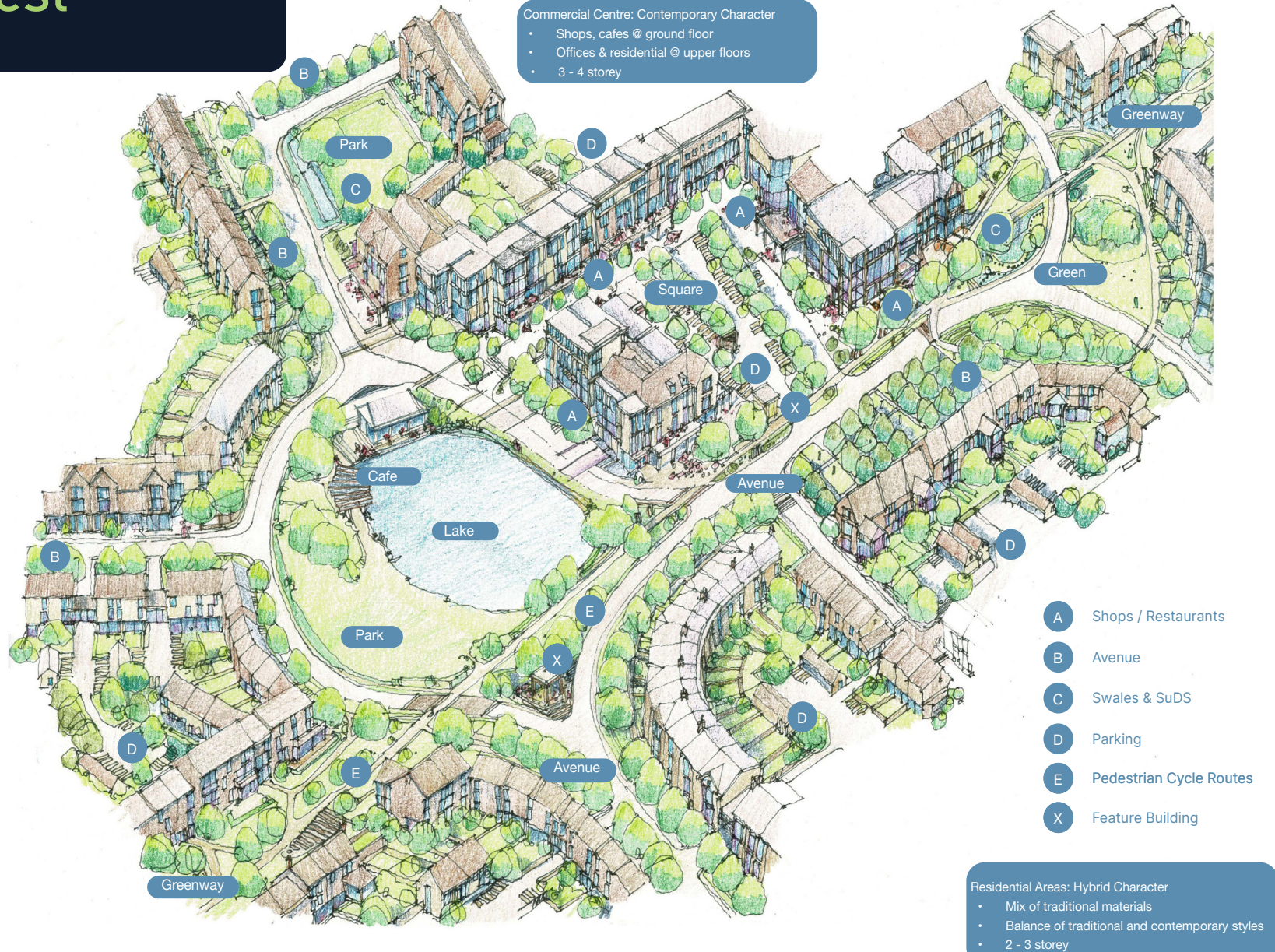
- Collaboration with Trinity to evolve optimum new space for Science Park Requirements
- Employment Areas configured along new Relief Road to provide a Campus Gateway to Highsted Park
- Second Employment Development Area located in Oakwood Village as Northern Gateway

Local Centre Studies



- New Local Centres to be provided in each of the new Villages
- Provision will include: Food Stores, Medical Centres, Pharmacies, Nurseries, Retail Units, Community Uses, Pubs and Restaurants, Veterinary Practices

Highsted. West



Oakwood North

Garden Village

- Strong Landscape Approach
- Avenues
- Planting
- Front Gardens
- Parks
- Allotments

- A Shops / Restaurants
- B Avenue
- C Swales & SuDS
- D Parking
- E Pedestrian Cycle Routes
- X Feature Building



Residential Areas: Generally Traditional Character

- Mix of traditional materials
- Balance of traditional and contemporary features
- 2 - 2.5 storey

Oakwood South



- A Shops / Restaurants
- B Avenue
- C Swales & SuDS
- D Parking
- E Pedestrian Cycle Routes
- X Feature Building

Residential Areas: Generally Traditional Character

- Mix of traditional materials
- Balance of traditional and contemporary features
- 2 - 2.5 storey

Teynham West





Ecology Update

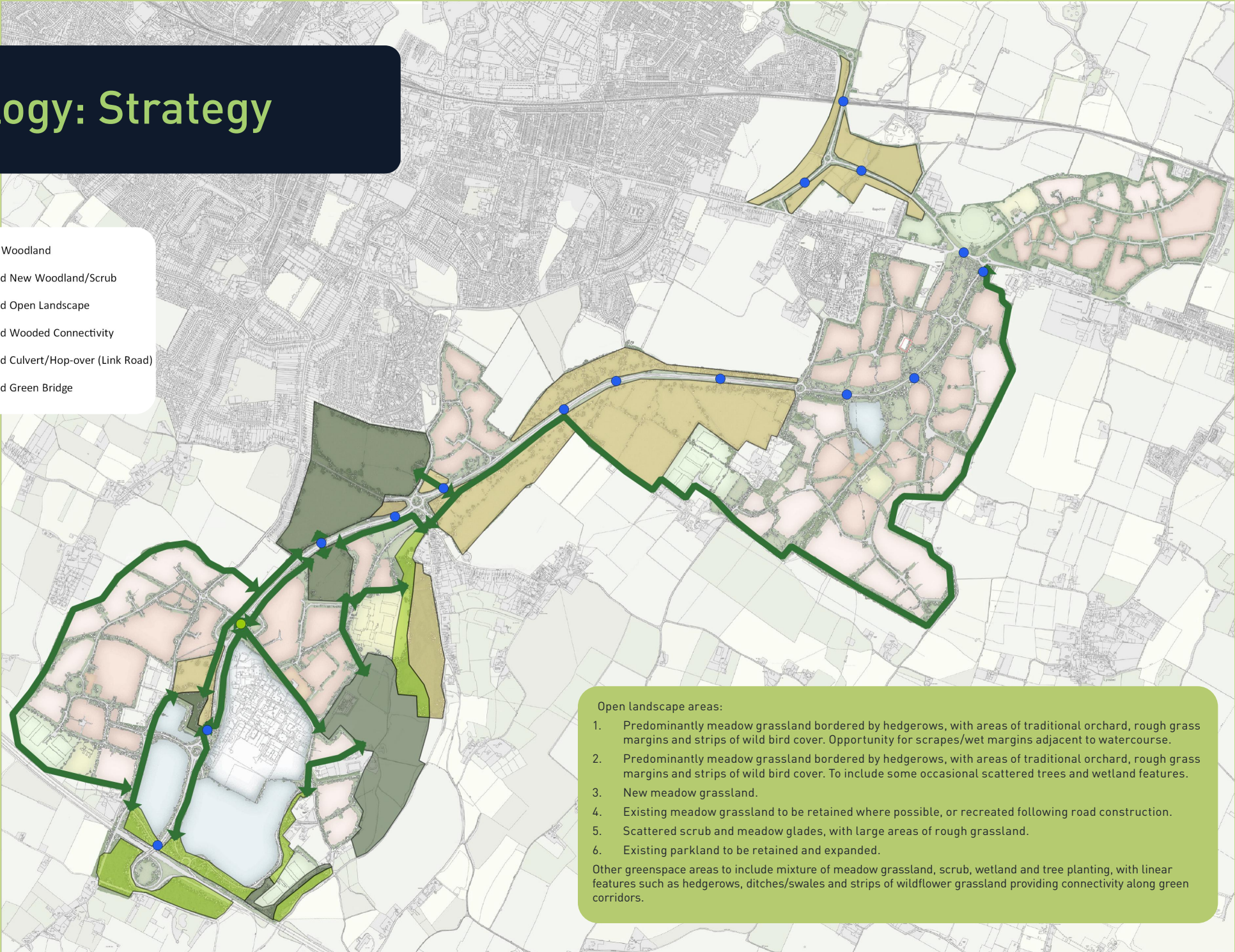
- Update on Surveys
- Protecting Species
- Delivering Biodiversity Net Gain
- Improving Quality of Local Wildlife Sites
- Country Park and new wildlife habitat
- Improving access to nature for those who live in Sittingbourne

Discussion of how continuing development of proposals has looked to address these points



Dan Maughan
ECOLOGIST

Ecology: Strategy

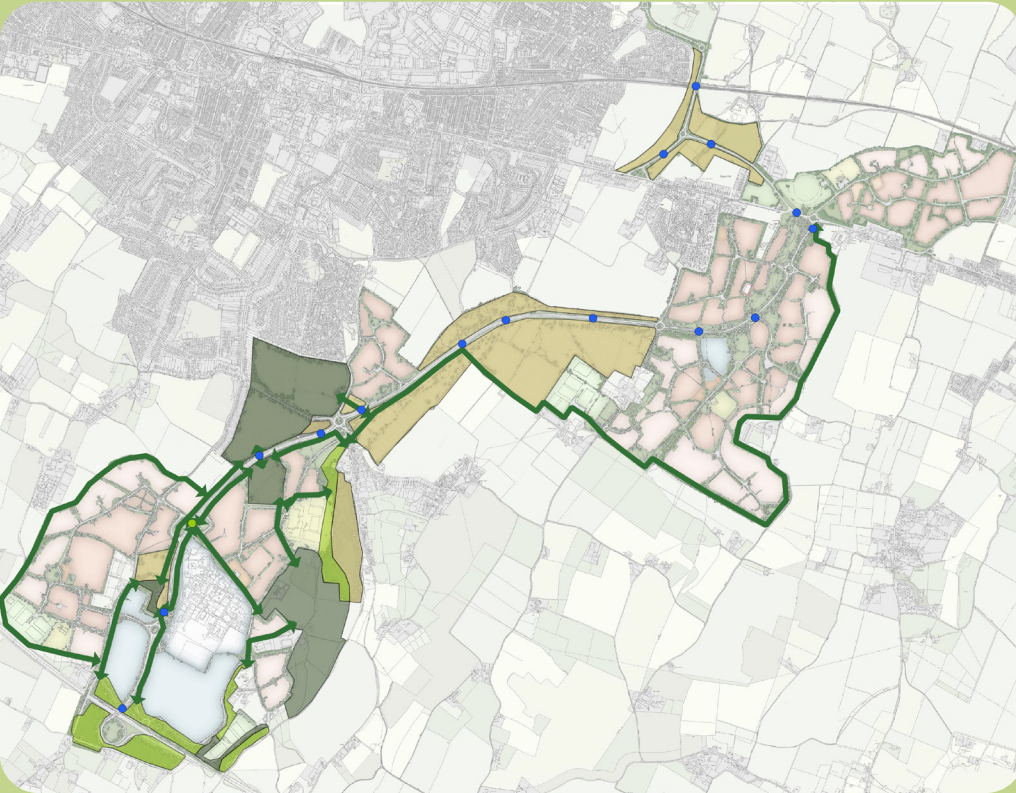
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- A detailed map of a landscape area showing various ecological features and proposed infrastructure. The map includes a legend in the top-left corner and a list of open landscape areas in the bottom-right corner. The legend identifies six categories: Existing Woodland (dark grey), Proposed New Woodland/Scrub (light green), Proposed Open Landscape (orange), Proposed Wooded Connectivity (green arrows), Proposed Culvert/Hop-over (Link Road) (blue dots), and Proposed Green Bridge (yellow dot). The map shows a network of green corridors connecting different areas of woodland and open landscape. A road network is also visible, with several blue dots indicating proposed culvert or hop-over locations. A yellow dot indicates a proposed green bridge location. The map is overlaid on a background of aerial photography, showing fields, roads, and buildings.
- Existing Woodland
 - Proposed New Woodland/Scrub
 - Proposed Open Landscape
 - Proposed Wooded Connectivity
 - Proposed Culvert/Hop-over (Link Road)
 - Proposed Green Bridge

Open landscape areas:

1. Predominantly meadow grassland bordered by hedgerows, with areas of traditional orchard, rough grass margins and strips of wild bird cover. Opportunity for scrapes/wet margins adjacent to watercourse.
2. Predominantly meadow grassland bordered by hedgerows, with areas of traditional orchard, rough grass margins and strips of wild bird cover. To include some occasional scattered trees and wetland features.
3. New meadow grassland.
4. Existing meadow grassland to be retained where possible, or recreated following road construction.
5. Scattered scrub and meadow glades, with large areas of rough grassland.
6. Existing parkland to be retained and expanded.

Other greenspace areas to include mixture of meadow grassland, scrub, wetland and tree planting, with linear features such as hedgerows, ditches/swales and strips of wildflower grassland providing connectivity along green corridors.

Ecology: Benefits



- A biodiversity net gain of at least 10%, with the opportunity to increase this further through inclusion of habitats such as green roofs and wildlife planting within urban areas;
- Introduction of management to retained habitat areas including Highsted Quarries and ancient woodlands allowing for enhancement and restoration of valuable habitat types;
- Over 25ha of new woodland and shrub blocks in addition to linear treelines and wooded strips;
- 100ha of new dedicated habitat for wildlife within open landscape areas, incorporating species-rich grassland, traditional orchards and hedgerows;
- An extensive green infrastructure network providing connectivity for wildlife and linking up currently fragmented habitat areas;
- New woodland, grassland and traditional orchard creation will contribute to the aims of the proposed North Downs and Traditional Orchards Nature Recovery Priority Areas;
- Creation of a strong north-south wildlife corridor will form a strategic link to the east of Sittingbourne and contribute to the objectives of the Swale Green and Blue Infrastructure Strategy.



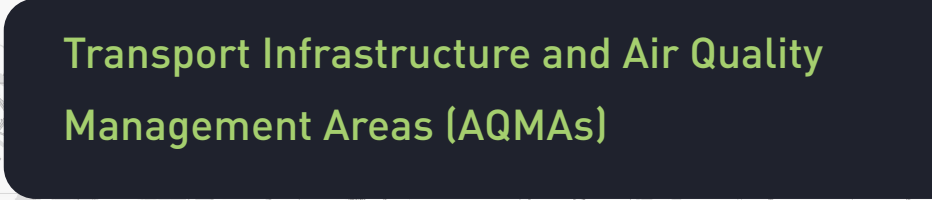
Transport Update

- Role of the road and benefits for air quality and congestion
- Detailed design of road has been landscape led and looked to minimise landscape impact – dual elements and single elements, reduced impact of junctions, removal of roundabouts
- Detail on the proposed bus route, cycle routes, improvements to PROW



Charles & Associates

John Wilde
TRANSPORT





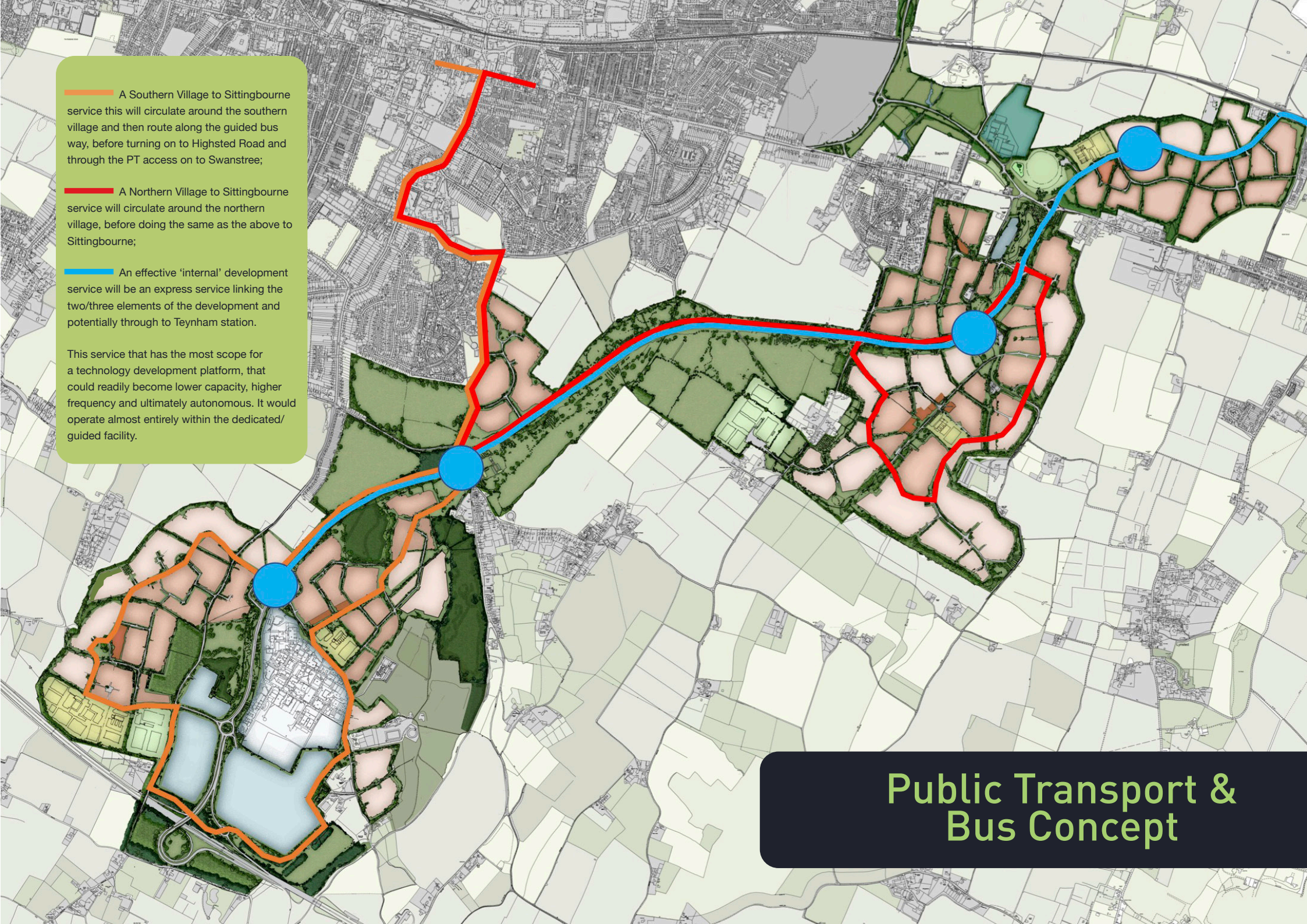
Existing Connectivity

Key

- Bus routes
- Public Rights of Way
- Local centre
- School
- Train station
- Public rights of way
- Electric bus route
- New bus routes
- Existing bus routes
- Railway
- Walking isochrones 10 mins - 800m
- Cycling isochrones 20 mins - 4000m



Proposed Connectivity



A Southern Village to Sittingbourne service this will circulate around the southern village and then route along the guided bus way, before turning on to Highsted Road and through the PT access on to Swanstree;

A Northern Village to Sittingbourne service will circulate around the northern village, before doing the same as the above to Sittingbourne;

An effective 'internal' development service will be an express service linking the two/three elements of the development and potentially through to Teynham station.

This service that has the most scope for a technology development platform, that could readily become lower capacity, higher frequency and ultimately autonomous. It would operate almost entirely within the dedicated/ guided facility.

Public Transport & Bus Concept



Major Junction

Access Junction

Urban Corridor:

Rural Corridor:

Urban Corridor:

Urban Corridor:

Rural Corridor:

Semi Rural Corridor:

Urban Corridor:

Relief Road Character
Concepts



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Question Session

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Site Wide Masterplan



Key



Residential

Commercial & Business

Local Centre

Education

Sports Facilities



Highsted Park

Summary, Next Steps and How to Engage

www.highstedpark.co.uk

BE Built
Environment
Networking

Phil Laycock



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