



# Highsted Park

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## APPLICATION GUIDE

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Quinn  
**Estates**

# HIGHSTED PARK

Highsted Park is a comprehensive masterplanned development that will deliver an holistic new Garden Community, delivering both the Southern Relief Road and Junction 5a on to the M2, as well as the completion of the Northern Relief Road.



Separate outline planning applications have been prepared for both the Northern and Southern areas of the Highsted Park masterplan. The applications are referenced:

- **Southern Site: Land To The South And East Of Sittingbourne**
- **Northern Site: Land To The West Of Teynham**

The proposals, comprising 2 planning applications are referred to as Highsted Park. Highsted park is a proposal for a mixed-use development that incorporates game-changing infrastructure and air quality improvements for the residents and businesses of sittingbourne, swale and the south-east.

The vision for Highsted Park is the creation of new mixed use communities, designed in line with Garden Community design principles, and arranged as a necklace of villages to create individual sustainable character areas, interlinked via a green network of cycle ways and pedestrian routes and connected by a Sustainable Movement Corridor that provides a rapid bus link and delivers a new Southern Relief Road and the completion of the Northern Relief Road.

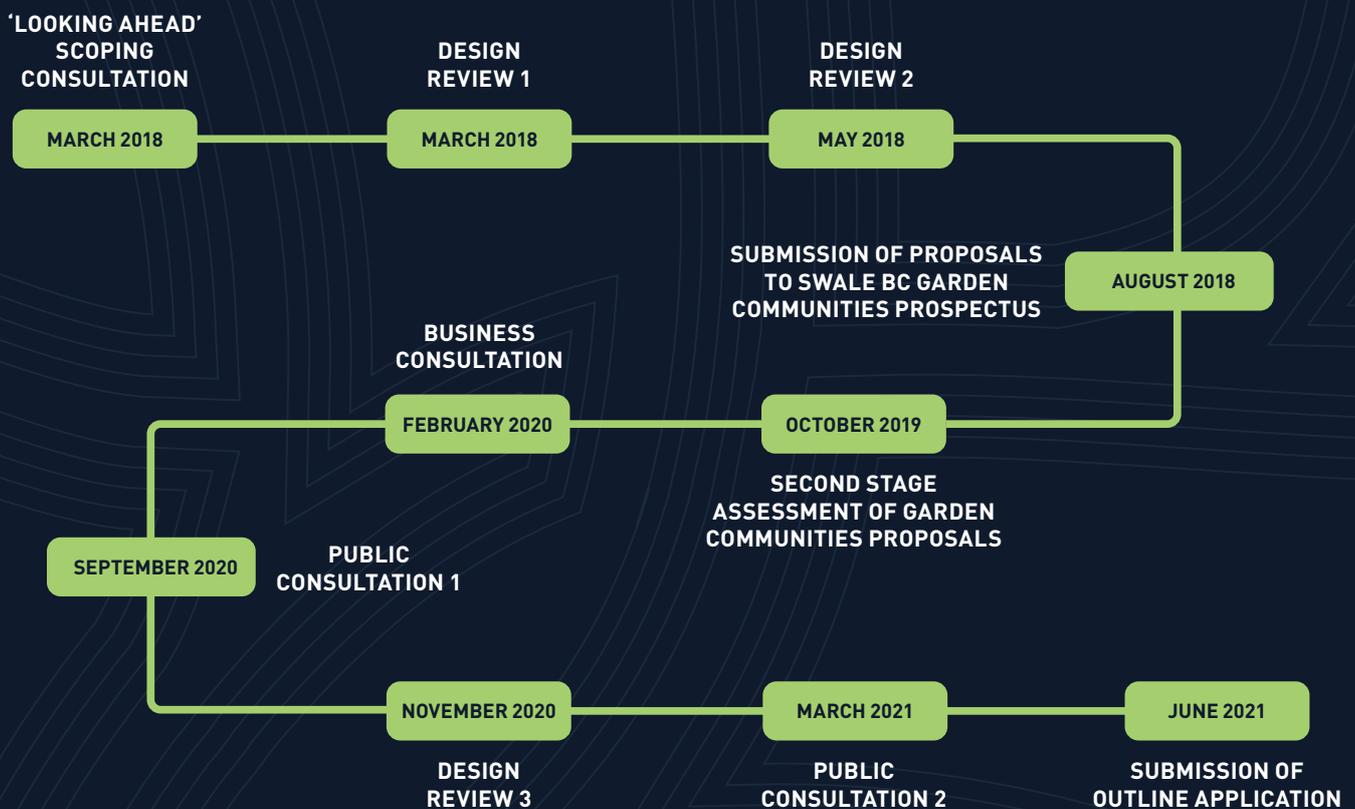


Should you have any questions on the Outline Applications please contact:

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[www.quinn-estates.com](http://www.quinn-estates.com)

# WHAT ARE WE ASKING FOR?

The two outline planning applications seek permission for the principle of the development of Highsted Park, together with the design of J5a, the Southern Relief Road and Northern Relief Road and if granted would establish a development framework under which further detailed applications will need to be brought forward for specific areas of the site.



## HOW WE HAVE GOT HERE:

The Outline Applications have been developed over the last two years through extensive feedback and refinement with partners, local communities and technical stakeholders.

This process is described in more detail in the Statement of Community Involvement which accompanies the two planning applications.

# OUTLINE APPLICATION STRUCTURE

## For Approval

Outline Development Specification

Parameter Plans

Environmental Impact Assessment Mitigation

## Supporting

Design and Access Statement

Illustrative Plans

Planning Statement

Heritage Strategy

Environmental Statement

Landscape Strategy

Transport Assessment

Arboriculture Impact Assessment

Statement of Community Involvement

Utilities Strategy

Sports & Community Facilities Strategy

Energy Strategy

Surface Water Drainage Strategy

Site Waste Management Plan

Employment Land Report

Retail Impact Assessment

Economic Statement

Air Quality Assessment

Archaeological Statement

Noise Impact Assessment

Contaminated Land Strategy

Flood Risk Assessment

Landscape and Visual Impact Assessment

The formal elements of the applications for approval form the core parameters that are fixed by the scheme, together with planning conditions and legal requirements that would be secured as part of a planning permission.

The supporting documents provide the evidence base behind the formal elements of the applications for approval by describing the evolution of the applications, explain and examine how the proposals meet policy requirements, identify, assess and mitigate the impacts of the proposal and establish the strategy for how the formal elements of the outline applications will be delivered through future tiers.

# SUBMISSION DOCUMENTS

Given the scale of the project, the detail required for approval and the timeline for its delivery a 3 Tier approval process is proposed.

## TIER 1

### Outline Planning Permission (the current applications)

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Each Outline Planning Permission (OPP) will seek to secure approval for the development as defined by the Outline Development Specification (dealing with amount and uses), the Parameter Plans, the principles contained in the Design and Access Statement and the mitigation requirements from the Environmental Statement.

The Development Specification Report will also set out the approach to infrastructure delivery and the trigger points with indicative trigger thresholds – replicating what we would expect to be captured in the section 106 agreement.

A set of general site-wide strategies in relation to specific topics will also be submitted at this stage. These would be dealt with under the next 'tier' either pursuant to pre-commencement conditions or in association with Reserved Matters Applications (RMAs). Such strategies are intended to supplement the parameters set by the OPP, and will likely relate to matters such as water management, estate management, construction management, commercial and community facilities, and ecological considerations.

Together the OPP, including planning conditions and Section 106 Agreement will provide the overarching framework for the delivery of the approved development.

## TIER 2

### Pre-commencement Conditions / Key Phases

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Tier 2 (or the 'Key Phase' tier) requires an additional level of detail to be submitted following the grant of OPP and comprises two parts (i) Key Phase Definition and (ii) Key Phase Framework.

#### (i) Key Phase Definition

Development will be brought forward in a number of 'Key Phases' which will be defined individually in consultation with Swale Borough Council (SBC) as the development progresses, having regard to infrastructure delivery. Each 'Key Phase' will relate to a specific part of the site, for which a greater level of design and technical information will then be provided. In essence this will be an agreement of the scope of each key phase submission.

At this tier a greater level of detail will be provided, establishing a base against which reserved matters applications for each 'Key Phase' area can be assessed. The 'Key Phase' submission will likely be accompanied by:

- A drawing defining the extent of the Key Phase;
- A schedule of the quantum and broad disposition of uses within the Key Phase; and
- A justification statement for the Key Phase, including its relationship with key phases already identified and its contribution to the wider vision for the site.

#### (ii) Key Phase Framework

Once the Council has approved a Key Phase, a further level of design work will be undertaken. A number of 'Framework' documents for each Key Phase will be submitted for the approval of the Council including:

- Design Code – to be in accordance with the spatial principles established by the outline application but providing specific design guidance bespoke to that 'Key Phase';
- Delivery Plan – this will set out the proposed delivery programme in relation to infrastructure proposed in and triggered during the 'Key Phase' including schools, open space and community facilities. Informed by a viability review at each 'Key Phase', this will also outline the proposed level of affordable housing that is achievable within that 'Key Phase', if of residential typology.

These documents will establish the design and delivery framework for each Key Phase; subsequent Reserved Matters Applications within that Phase will be submitted in accordance with this 'Framework'.

These documents will establish a 'Framework', to ensure and provide the Council control and comfort over subsequent RMAs and the implementation, design and delivery of that 'Key Phase'.

Within Tier 2, enabling works will form a 'Key Phase'. This could either form a distinct phase, or a number of phases and will allow the provision of elements such as advance infrastructure, remediation, demolition and site clearance (inc. temporary works), advance planting, initial habitat creation and drainage provision.

## TIER 3

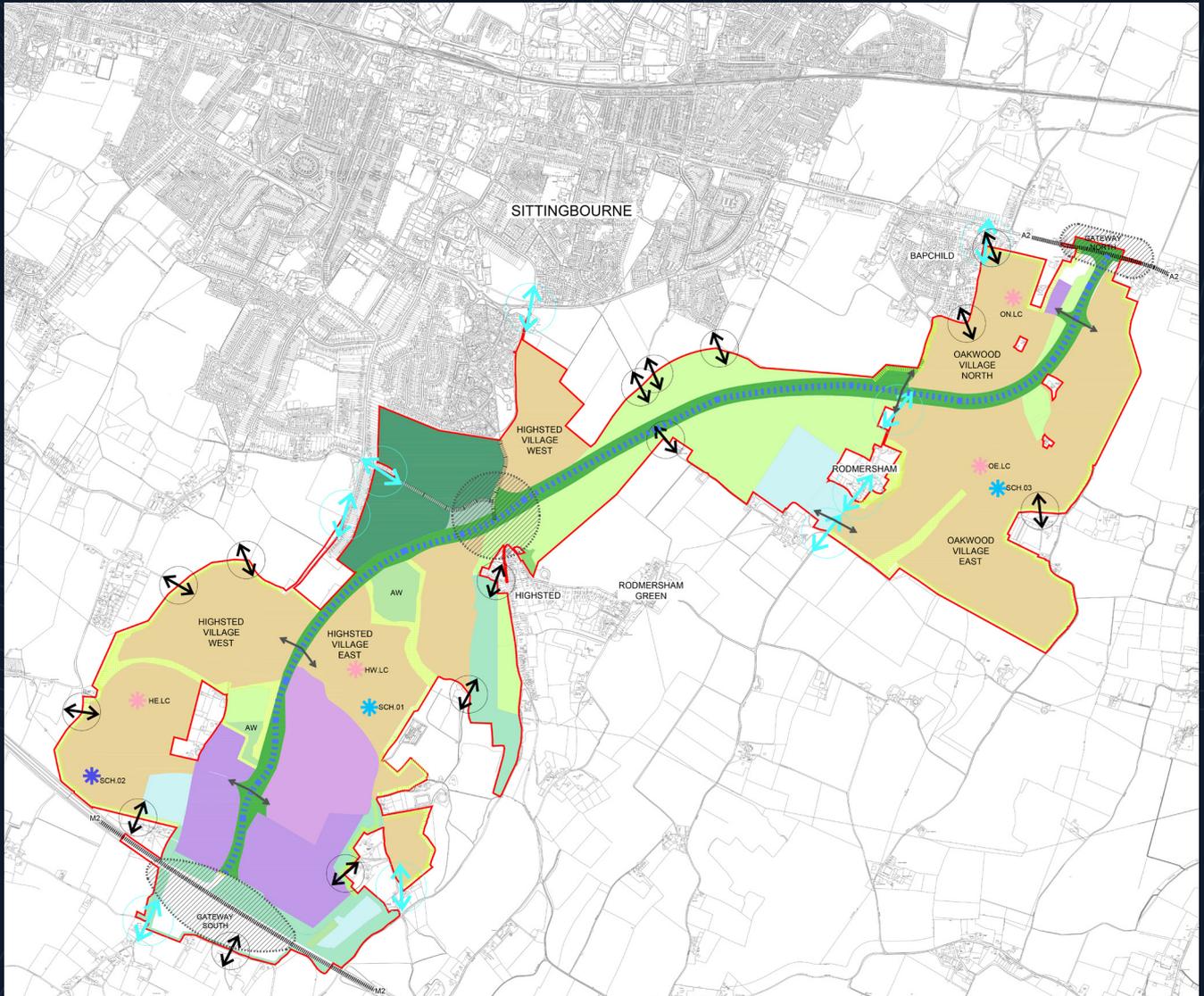
### Reserved Matters Applications (RMAs)

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Once 'Key Phase' conditions (above) have been discharged, RMAs can be submitted / approved for individual parcels or infrastructure within each 'Key Phase', in accordance with the principles agreed under the Key Phase Framework. The RMAs will provide the final level of detail and will be guided overall by the details approved at the Tier 1 and Tier 2 stages.

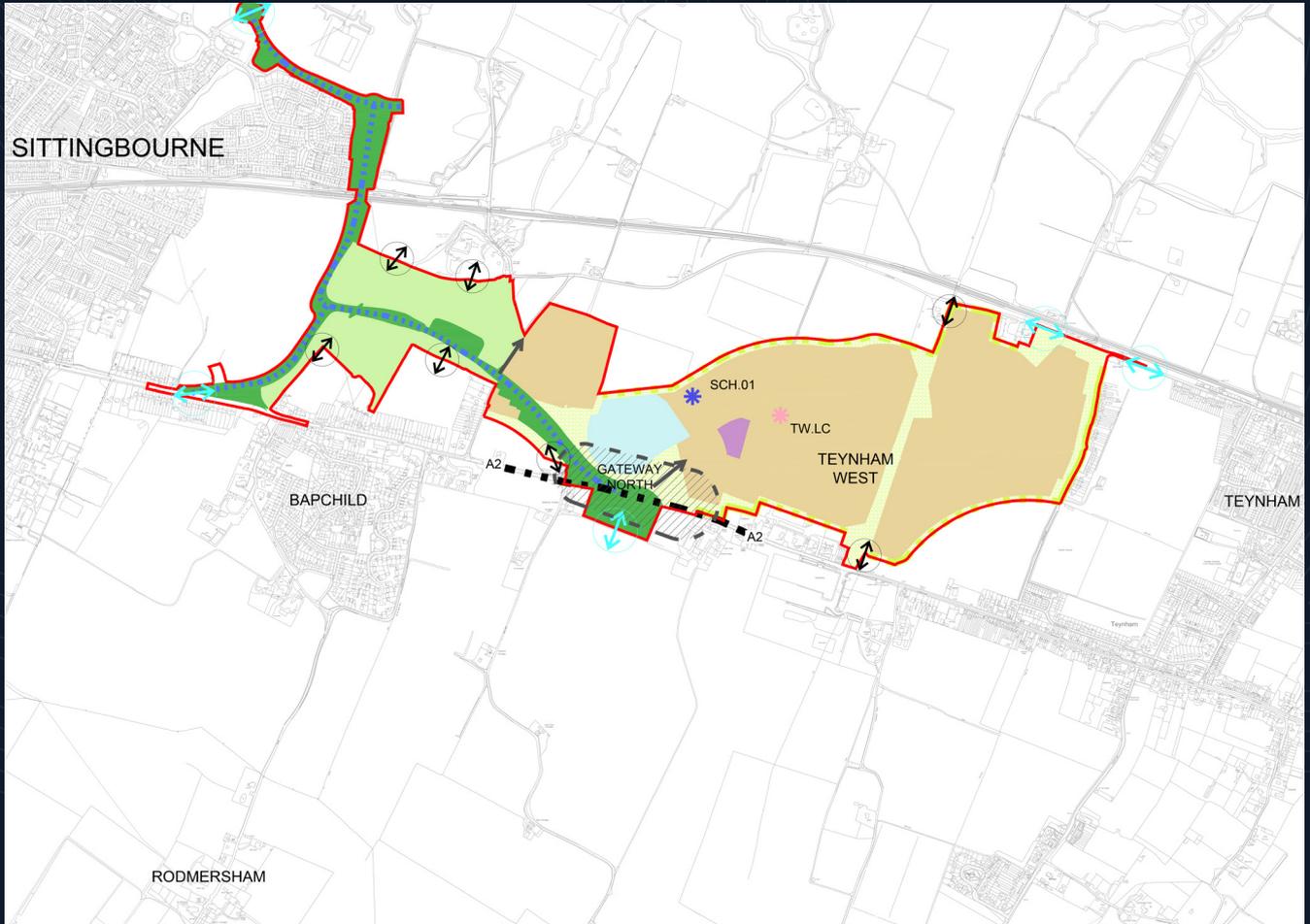
In order to expedite housing delivery, at this stage the applicant will also agree any matters that would otherwise be controlled by planning condition which could be submitted at the RMA stage to avoid unnecessary conditions.

# THE FRAMEWORK MASTERPLAN - SOUTH



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|---|--|--|
|  Development Boundary                        |  Open Space: Sport and Recreation |  Primary & Secondary School Campus        |
|  Development Area: Residential and Mixed Use |  Existing Woodland                |  Local Centre                             |
|  Development Area: Commercial and Business   |  Ancient Woodland                 |  Gateway Access Point                     |
|  Existing Science Park                       |  Proposed Woodland                |  General Access Point                     |
|  Open Space: Eco Park                        |  Proposed Landscape Buffer        |  Primary Route: SRR                       |
|  Open Space: Country Park/ Parkland          |  Primary School                   |  Footway/ Cyclepath/ Bridleway Connection |

# THE FRAMEWORK MASTERPLAN - NORTH



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|---|---|--|
|  Development Boundary                        |  Primary School                    |  Footway/ Cyclepath/ Bridleway Connection |
|  Development Area: Residential and Mixed Use |  Primary & Secondary School Campus |  |
|  Development Area: Commercial and Business   |  Local Centre                      |  |
|  Open Space: Country Park/ Parkland          |  Gateway Access Point              |  |
|  Open Space: Sport and Recreation            |  General Access Point              |  |
|  Proposed Landscape Buffer                   |  Primary Route: SRR                |  |

# WHAT HAPPENS NEXT

The outline applications have been developed by Quinn Estates following detailed technical assessment and extensive consultation with wide ranging groups and organisations.

Once submitted and validated the planning applications will be given reference numbers and consulted upon by Swale Borough Council, seeking your views before the applications are determined.



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