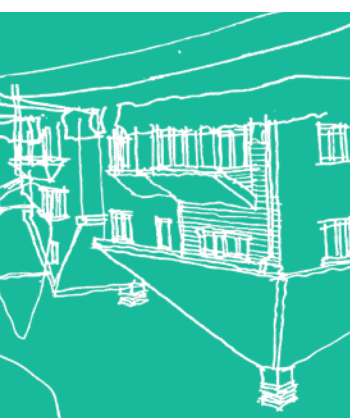


DISCLAIMER

We have taken all reasonable measures to present this information with due care and it is considered correct at time of printing. However, the information contained within, is subject to change without notice, and Catesby Estates plc and its employees and agents shall have no liability to the users for any loss, damage, cost or expense incurred or arising by reason of any person using or relying on this information.



About Us

Catesby Estates established in 1996, works closely with housebuilders, Councils, local residents and other stakeholder groups to deliver new high-quality homes on developments that are seen as a positive part of the local community.

You can find out more about Catesby Estates at: [www.catesbyestates.co.uk](http://www.catesbyestates.co.uk)

part of Urban&Civic  
Catesby Estates plc  
[www.catesbyestates.co.uk](http://www.catesbyestates.co.uk)

**How To Contact Us**  
**PLEASE LET US HAVE YOUR FEEDBACK BY NO LATER THAN SUNDAY 6TH NOVEMBER 2022**  
**You Can Submit Your Feedback In A Number Of Ways:**

- Online via the website [www.catesby-moatfarm.co.uk](http://www.catesby-moatfarm.co.uk) by completing the Have Your Say Form or the Survey Link
- Via email: [info@catesbyestates.co.uk](mailto:info@catesbyestates.co.uk)
- Via telephone: 01788 726810
- Or finally via post (no stamp required) simply using the address freepost: **CATESBY ESTATES**

## Proposed New Homes & Public Open Space

# Moat Farm

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## Headcorn






**Maidstone Borough Council has been undertaking a review of its Local Plan. The Local Plan Review sets out the spatial strategy via which the Council intends to accommodate growth in housing, employment retail and other activities up to 2038 together with the physical, social and economic infrastructure necessary to make this work.**

The Local Plan Review was submitted to the Secretary of State for independent examination in March 2022 and Hearing sessions with the appointed Inspector are due to commence in November.

Moat Farm off Moat Road, Headcorn has been identified as a draft allocation for approximately 110 new homes.

Our proposals include:

-  New homes with a mix of house sizes and types, ranging from 1 to 5 bed houses (including bungalows) to meet local policy requirements and identified need
-  40% affordable housing. Affordable housing is a combination of discounted rent, discounted sale (for first time buyers) and shared ownership housing, provided to eligible households whose needs are not met by the market. This will assist those looking for their first home, and lower income individuals and families get on the housing ladder in Headcorn.
-  For those looking to downsize, the proposals could include a proportion of bungalows

-  Reducing carbon emissions in line with the Future Homes Standard, with homes achieving a 31% reduction in carbon emissions (compared to the previous building regulations)
-  Electric charging points to be provided throughout the development
-  New public open space including children's play equipment
-  Significant new landscaping and creation of new habitats to deliver biodiversity net gains
-  New walking and cycling routes connecting to the village including a new footpath along Moat Road

**You can find out more about our proposals at: [www.catesby-moatfarm.co.uk](http://www.catesby-moatfarm.co.uk)**

# Moat Farm

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## Headcorn

As part of designing a high-quality development we are seeking your feedback on our initial proposals.

We want to work collaboratively and openly with local residents to identify, understand and seek to resolve any concerns associated with our proposals before we submit a planning application.

To assist this process, we have prepared an indicative masterplan showing the potential layout of the proposed development including vehicle and pedestrian access points, public open space and green infrastructure. Plans are available to download and view on the consultation website.

You can find out more about our proposals and view our plans at:  
[www.catesby-moatfarm.co.uk](http://www.catesby-moatfarm.co.uk)

### Have Your Say

The website [www.catesby-moatfarm.co.uk](http://www.catesby-moatfarm.co.uk) contains a range of videos, plans, images and links to topics hosted on third party websites, which we hope you will find informative.

The website will be updated on a regular basis as our proposals and our planning application for the site progresses.

Your feedback will help shape our proposals before we submit our planning application to Maidstone Borough Council.

Comments received will be compiled in Statement of Community Involvement documents and submitted with our planning application. Any comments you make in response to these proposals will not affect your right to comment on the planning application submitted to the Local Authority at a later stage in the process.

