

Moat Farm

Headcorn

Statement of Community Involvement

Revised September 2023

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1. Introduction

The emerging Local Plan Review document allocates land at Moat Farm, off Moat Road in Headcorn for **approximately** 110 new homes.

Following careful consideration of the site's constraints and opportunities, as well as the other design and environmental policies within the Council's Development Plans, we have designed proposals for a development of up to **120 new homes**.

Our proposals will help deliver additional new homes in a sustainable location, respecting the village character and local distinctiveness and helping to maintain the vitality of the local community. In this regard the benefits of the development will demonstrably outweighing any limited harms which will result.

40% of the homes proposed will be affordable housing, comprising a mixture of affordable homes for rent and affordable routes to home-ownership (such as shared ownership, First Homes or rent to buy).

Over 40% of the site will be kept as landscape and open space, particularly along the western and southern edges of the site. This creates a positive and soft transition between proposed

development, the wider countryside to the west and Moat Road to the south. It also provides areas to accommodate new features such as children's play.

The description of development is:

Outline planning permission (with all matters reserved other than access) for the development of up to 120 dwellings (Use Class C3) including demolition of existing buildings, means of access into the site from Moat Road (not internal roads), associated highway works, emergency access to Millbank, realignment of the existing public right of way and associated infrastructure.



Illustrative Masterplan

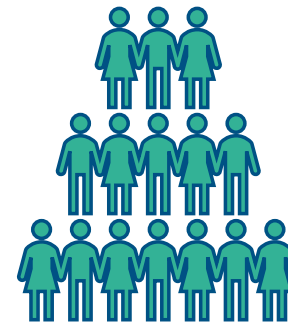
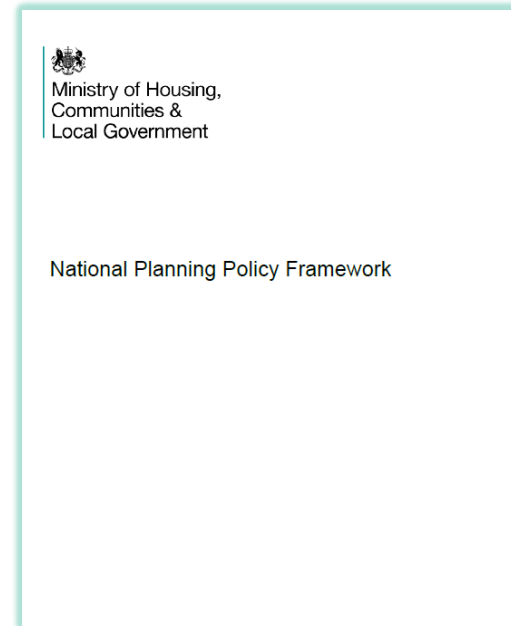
2. National Planning Context

Community involvement is a key point within the national planning policy (NPPF) noted as:

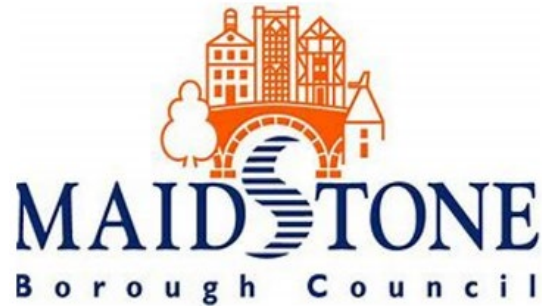
“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties.”

“Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.”

Catesby Estates interacts with local communities as soon as possible within the planning process, working closely with planning officials and Councils, striving for excellence in communication to inform and consult with all parties at each stage of the process.



3. The Local Plan



It is now widely understood that one of the Government's core objectives is to significantly boost the supply of housing nationally in order to address the ever increasing housing crisis resulting from a lack of affordability in the market and the consequent need for new homes of all types sizes and tenures.

To this end the Government has targeted to deliver 300,000 new dwellings per year.

The National Planning Policy Framework (the Framework) is the Government's principal policy tool for the delivery of sustainable planning and development across England. The Framework seeks to deliver the significant increase in new homes that are required in a sustainable manner.

Planning Background

The National Planning Policy framework (NPPF) is the overarching national planning document which guides development in the country. #

The latest iteration of the NPPF was published in July 2021. It sets out the national policy which guides Local Planning Authorities on plan-making and decision-taking. Local Authorities are required to have up-to-date Local Plans that make provision for a local housing requirement (based on a standardised methodology).

Maidstone Borough Council's (MDC) emerging Local Plan is currently under examination and sets out that 17,355 homes are required across the plan period (2022-2037).

The emerging Local Plan Review document allocates land at Moat Farm, off Moat Road in Headcorn for **approximately** 110 new homes.

Following careful consideration of the site's constraints and opportunities, as well as the other design and environmental policies within the Council's Development Plans, we have designed proposals for a development of up to 120 new homes

4. Community Consultation

Catesby Estates has been actively promoting this site through the Local Plan process.

The proactive approach taken by Catesby Estates has included:

- Met with Ward Councillor Round 3rd and 22nd March 2021 and 4th October 2022.
- Met with the Parish Council 24th March 2021 and 10th October 2022.
- Leaflets sent to residents and commercial businesses in the local area detailing ways to give feedback and view plans.
- Additional letters were sent to residents who's gardens immediately adjoined the site offering them an option to attend a Zoom Q&A.
- Emails detailing the changes to the proposals were sent 11th November 2022 to residents who attended the Zoom call or were unable to attend and requested updates.
- Emails to Ward Councillors and the Parish Council were also sent 11th November 2022 detailing the changes made.
- In person member briefing with planning officers in attendance with Maidstone Council Borough Council 14th September 2023.

Consultation Correspondence

Circa 1,800 copies of a A5 four page leaflet was distributed to homes and businesses most likely to be affected by the development and asking them to view and comment on the proposals.

This was delivered on Thursday 20th October 2022

Appendix A

Consultation Website - www.catesby-moatfarm.co.uk

The purpose of the website was to inform local stakeholders of our proposals, and also offer them an opportunity to comment on the scheme. This site contained plans, links to useful resources and a range of information about the site.

Following analysis of the feedback received the website: www.catesby-moatfarm.co.uk will be updated, and will continue to be updated as our proposals for the site progress.

Appendix B

Feedback

Five opportunities for providing feedback were offered (telephone, email, online feedback form, online survey, hard copy survey or freepost), encouraging members of the public to get in touch if they had any further questions or wished to discuss the proposals in more detail.

Feedback on the proposals commenced on Thursday 20th October 2022 and ran until Sunday 6th November 2022.

Appendix C

Advertising

A notice detailing the public consultation was run on the 20th October 2022 in the Kent Messenger, both hard copy and digital.

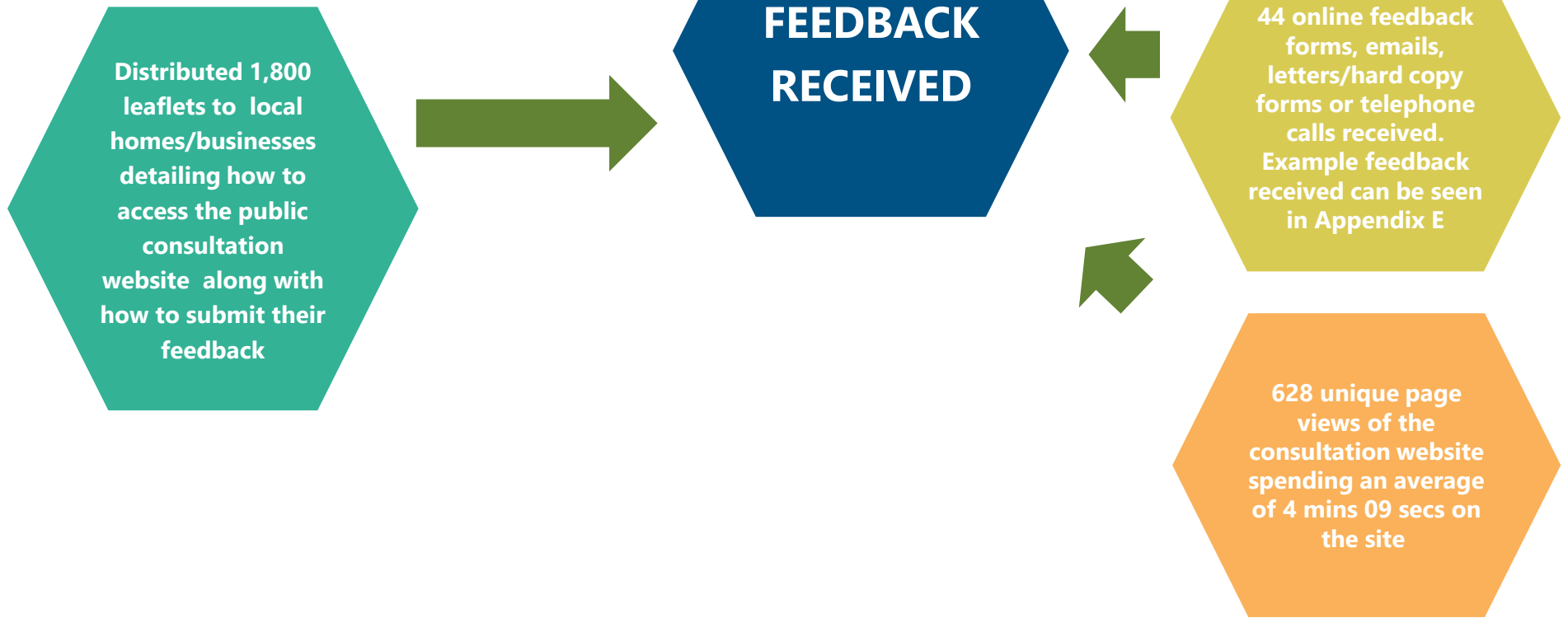
Appendix D

Other Consultation.

Regular email correspondence with the Councils and Ward Councillors will continue as part of our ongoing commitment to community engagement.

5. Feedback

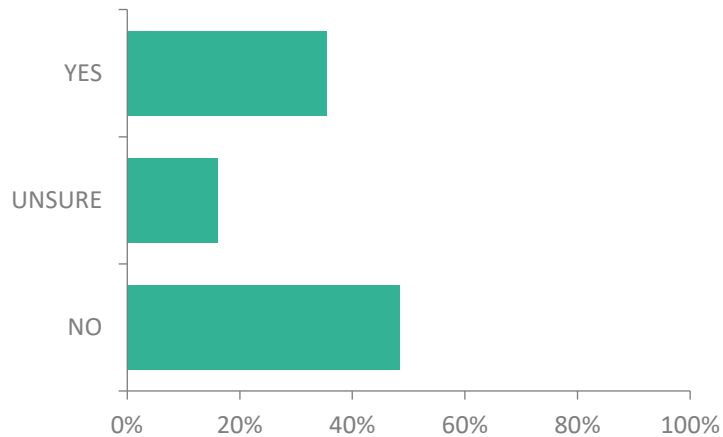
Comments and questions raised during the feedback period have been considered as part of finalising the outline planning application which this document forms part of:



5. Feedback – Online Survey Results

Q1: In Headcorn the average house price over the last year was £477,264 (Rightmove) compared to the UK average of £278,000 (ONS).

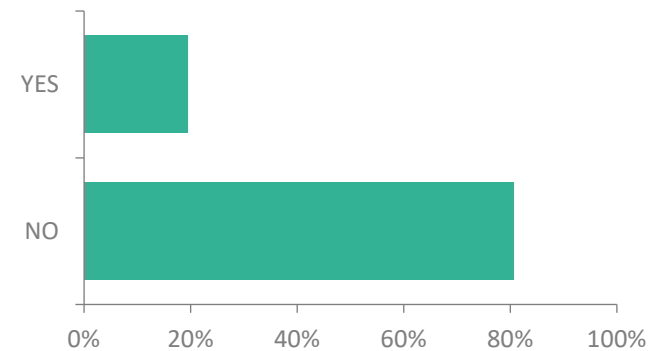
Do you think there is a affordability issue in Headcorn for those looking to take their first steps on the housing ladder?



Q2: 40% of the housing delivered at Headcorn would be affordable housing. Affordable housing is a combination of social rented, affordable rent and shared ownership housing, provided to eligible households whose needs are not met by the market.

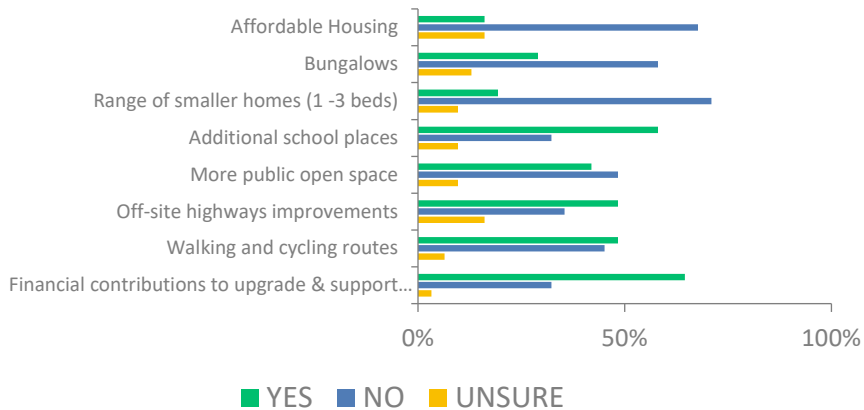
This will assist those looking for their first home, and lower income individuals and families to get on the housing ladder.

Do you support affordable housing being delivered at Moat Farm?



5. Feedback – Online Survey Results

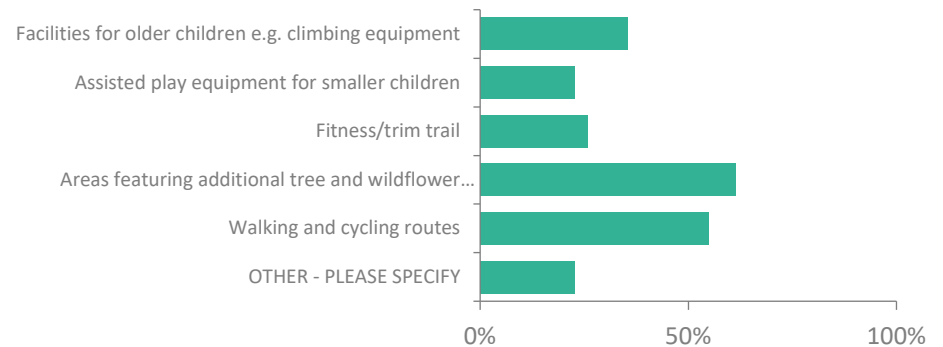
Q3: We recognise there are well-used existing services and facilities within Headcorn. Would Headcorn benefit from any of the following as part of our proposals



OTHER - PLEASE SPECIFY

I take slight issue with the notion that the development will add "cycle routes". Maidstone Road is unsuitable for cycling so where would this "route" go?
DO NOT BUILD THESE UNWANTED HOUSES IN OUR ALREADY OVER POPULATED VILLAGE. THERE IS NO SCOPE TO SUPPORT ANYMORE NEW HOUSES, NO INFRASTRUCTURE, EG-NO SCHOOL PLACES, NO DOCTOR'S APPOINTMENTS, NO DENTIST APPOINTMENTS, TRAFFIC IS ALREADY GRIDLOCKING THE VILLAGE, POOR TRANSPORT LINKS, SEWER SYSTEM ALREADY AT CAPACITY, CRIME LEVELS WILL RISE, PROPOSED SITE IS ON A FLOOD PLAIN, ITS CALLED MOAT ROAD FOR A REASON!
We DESPERATELY need a nursery as there's no childcare in the village and no space in surrounding nurseries.
some thing for youth as massive youth antisocial problem in village, need a leisure centre too and lift for the train station, not enough village parking or school placements, and GP are over run with waiting times of up to 8wks for face to face appointment so how is more houses going to help our over run village, we have had enough
More affordable housing tenants bring more children and more pressure on services that are already awful in the area - particularly GP's this is ridiculous, you are turning a village into a town, there's no capacity in services or shops for more people.
To be clear. You can't get additional school places. The school is maxed. We don't need more houses. This won't enhance the local infrastructure it will just make an already over populated village and ridiculous levels of traffic worse. This will ruin several lovely rural walks and give the village less open space

Q4: Public open space facilities are proposed at Headcorn. What sort of facilities would you like to see incorporated into the public open space? (TICK AS MANY AS YOU LIKE)

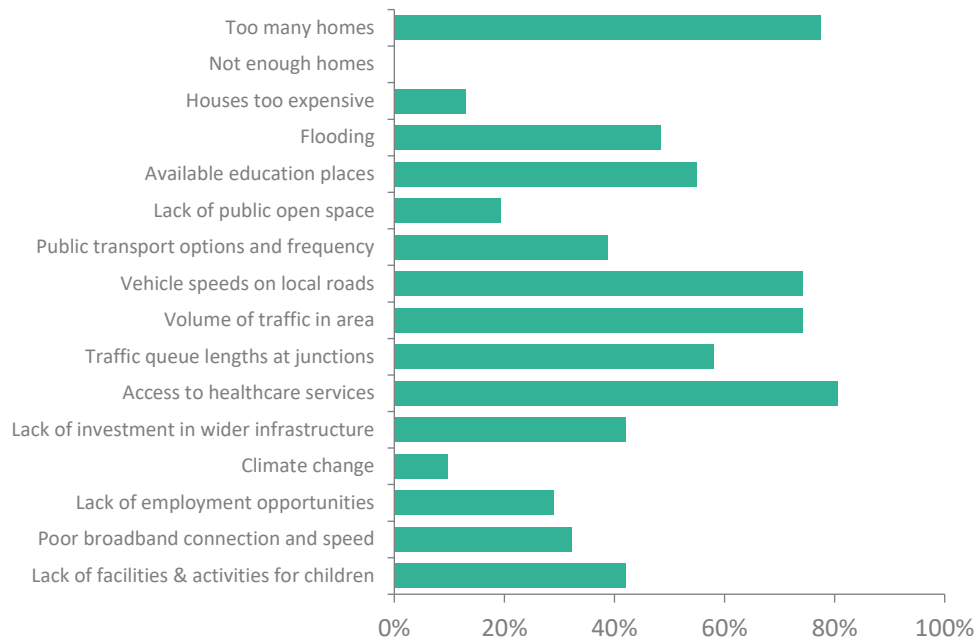


OTHER - PLEASE SPECIFY

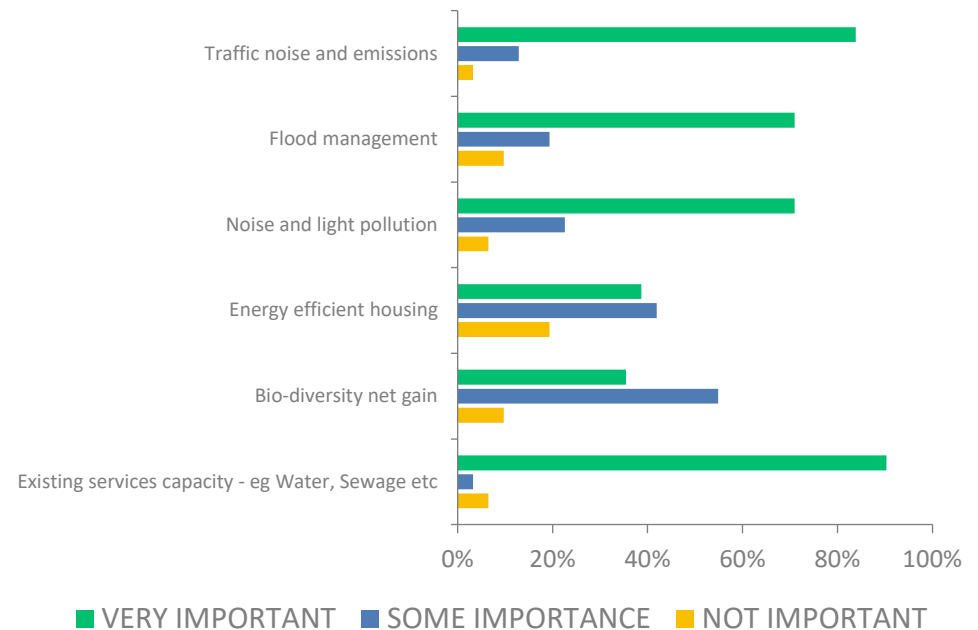
NONE. DON'T BUILD ANYMORE HOUSES IN A VILLAGE THAT CAN'T SUPPORT THEM!
dog friendly areas
A new GP surgery to reduce the pressure on the current pointless service and something that provides existing residents more choice none enough in village
I don't support the development
No comment.
None needed if you leave the existing fields as fields and don't concrete and tarmac over them.
Facilities for older children e.g. climbing equipment

5. Feedback – Online Survey Results

**Q5: What do you think are the main issues affecting Headcorn currently?
(TICK AS MANY AS YOU LIKE)**



Q6: In terms of environmental impact please rank the importance of the following concerning any new development in Headcorn:



5. Feedback – Online Survey Results

7. Are there any issues or opportunities in Headcorn that you feel are relevant to our proposals? Please explain your answer

As a resident of the village my main concern with the development is strain on existing facilities. What provision has been taken to increase capacity at the school or GP surgery for the new residents? How will we tackle the new cars that will park in the village high street? While a path has been put in the walking distance between some of the residences and the shopping amenities is far enough that some residents will drive. The village is already struggling with parking, school spaces, and GP waiting times. What does the village itself gain by this development?

Although affordable houses and bungalows are needed the infrastructure CANNOT cope. Doctors, Dentists, hospitals, schools, water and sewerage, roads, flooding issues etc. etc. I know most of my comments will not be taken into account but Borough Councils and Planners need to wake up to the situation and not keep lining their pockets.

The existing infrastructure cannot cope with any more housing. The village has had many new houses built in the last 6 years and it is becoming a town not a village. The doctors & school are already oversubscribed and I fear more houses will tip this into a nightmare for existing people living in the village

I think the issues lie within the make up of the village. With the introduction of 40% affordable housing and the villages issue with anti social behaviour from the gypsy community, I just feel that by adding more of this type of housing alongside the proposed housing estate, the village won't be able to cope with the strain put on the services!

It will lose a most wonderful open space and wild spaces. Too many homes now, too many people. U won't get these sold.

DO NOT BUILD THESE UNWANTED HOUSES IN OUR ALREADY OVER POPULATED VILLAGE. THERE IS NO SCOPE TO SUPPORT ANYMORE NEW HOUSES, NO INFRASTRUCTURE, EG-NO SCHOOL PLACES, NO DOCTOR'S APPOINTMENTS, NO DENTIST APPOINTMENTS, TRAFFIC IS ALREADY GRIDLOCKING THE VILLAGE, POOR TRANSPORT LINKS, SEWER SYSTEM ALREADY AT CAPACITY, CRIME LEVELS WILL RISE, PROPOSED SITE IS ON A FLOOD PLAIN, ITS CALLED MOAT ROAD FOR A REASON! THE VILLAGE SIMPLY CANNOT ACCEPT ANYMORE NEW HOUSES ANYWHERE. HEADCORN HAS ALREADY BEEN FORCED TO ACCEPT 660 NEW HOUSES IN THE LAST 3 YEARS. THAT AMOUNT OF HOUSING WAS ALREADY UNMANAGEABLE, AND HAS CRIPPLED THE VILLAGE. THE DOCTOR'S, DENTIST, SHOPS, ROADS, FACILITIES, SEWER SYSTEMS, ROADS CANNOT COPE WITH EXISTING LEVELS OF OVER POPULATION OF NEW HOUSING. THERE ARE TOO MANY NEW HOUSES AND TOO MUCH SOCIAL HOUSING ALREADY IN THE VILLAGE. HEADCORN PARISH COUNCIL AND THE VILLAGERS WILL NOT STAND FOR THIS. PLEASE BUILD ELSEWHERE!

Headcorn is a village and doesn't have the capacity in the high street for any more shops, which would be required for any new development of housing, the amount of traffic at present specifically HGV's are a problem through the high street and would be made considerably worse with a new development, causing traffic delays, lack of parking and extra noise

Wildlife should be left alone not displaced by new builds

Headcorn has recently had a significant amount of housing developments, some not yet completed, so any more would be detrimental to the village and it's services.

Childcare. Lack of doctors. There's a surgery but no full time GPs. Places at the school and transport to secondary schools

To address the amount of traffic we currently have in our village already. Speed of traffic. Doctors, dentists and other amenities already struggling. School at full capacity. No adequate parking. We are a small semi rural village that cannot cope with yet more new homes. Already having had three new developments and now yet more coming in to a small struggling village coping with it as it is.

Increase in cars, pollution, speed, insufficient policing for urbanising a village, loss of village community spirit, lack of overall infrastructure to sustain urbanisation of a village, damage to village community spirit

we don't have the space or infrastructure for more houses, we are fed up with it, why not build flats for adults with learning disabilities instead so my disabled children can stay their life in the disabled village, but u wont cos that wont make u loads of money will it, we are so fed up this is not a village any more its a over crowded town and i hate it.

I don't want the moat farm house built. The fields behind our house provide a lovely view and also provides open space for wild birds, including owls and kestrel hunting. I do not support this proposal.

There is already a large amount of traffic in the village, this will only add to it. You're also creating a junction on what can be a very fast road right near a bend, on a road which floods. The access you propose out onto millbank goes via another development which is already busy and has issues with speeding cars without extra traffic needed cutting through. I'd like to know how those two developments will be segregated so the road isn't used all the time. We also have anti social behaviour, often linked to the houses which are part of the social housing on that development. You will be creating more of this. The risk of flooding is already very high. Some people commute to London (trains are already busy and not frequent enough) and on weekends enjoy the fields to walk in and see the animals grazing. You are removing two fields which locals use to walk in, farmers use to graze and which enables you to escape the noise and hustle and bustle. We will now have significantly more noise as people sit in their gardens, have music blaring etc. you will be further spoiling the neighbourhood.

School is full, can't get a GP appt, sports clubs can't financially provide for all the new housing on their own. Over 500 new houses in Headcorn "village" in recent years. Moat road floods every winter between most farm and Headcorn which is not passable by vehicle. Irish travellers making it scary to go out in the dark. Dogs being stolen. Crime and vandalism on the rise.

5. Feedback – Online Survey Results

7. Are there any issues or opportunities in Headcorn that you feel are relevant to our proposals? Please explain your answer

As I have said better healthcare choice and not just expansion of existing poorly managed services

N/A

no need for any more homes

There are already too many new developments Headcorn. There are no places available at the schools, doctors or dentists for any more residents.

Too many homes in what is meant to be a village location

Not enough parking as it is in the high street! We live in the village and already have so many cars parking down our tiny road daily just to have somewhere to park. If we want to run into the high street to grab something as simple as milk it's impossible to park and we live here! Traffic is ridiculous as it is we do not need all these new homes with all the additional vehicles clogging the roads. The doctors surgery is overrun as it is not enough space for us local people. We have lived in Headcorn our whole lives and it's awful seeing it being overcrowded with new properties and vehicles. I lived in bankfields for about 15 years overlooking the fields and this will ruin so many peoples happiness.

Main issues for the current developments and your proposed are- -the doctors surgery, although fairly recent, is far too small and cannot cope with the current population in Headcorn. -School - currently too small, where do you propose the increased number of children will be educated? -Train Station, the new developments are too far for most to walk to the main station so many that commute drive and park at the station, where do you propose these people will park? -Traffic - already a very busy road, what do you propose an increased number of cars will have to Headcorn and indeed the small Moat Road?

Headcorn is a village, not a sprawling mini-town. We don't need any more new housing and this proposed development will spoil the rural aspect of this side of the village, which contains many of the listed buildings in the village. More housing will impact on existing facilities and add to issues such as traffic congestion through the village. Your questions above are tailored towards you being able to say that you have taken concerns into account and have addressed concerns of the locals. I have only answered them as there was no choice not to do so in order to submit this survey. Please don't pretend that you are doing this to improve the village and that the housing will be of benefit to those who already live here. The landowner's and Catesby's primary aim is to make a profit.

We just don't need more houses. Our beautiful village is being destroyed by continual building. We don't have the infrastructure and facilities to become a town and with the greatest respect any developer will promise enhancements to these things and deliver nothing. We've been here before. No thank you. Please build elsewhere.

Concern over the plans in general - another large development to add to an already stretched village, as a newcomer to the area on a new build site myself, i am only too aware of these issues and can understand the concerns of longer standing residents.

The people of Headcorn do not support this. Do not build here.

There has been too much building already in the village and services/infrastructure cannot cope. Go and spoil other locations or build on brownfield sites. Leave our countryside alone please.

Flooding and infrastructure to support new housing

More homes but the same infrastructure will decimate the village further, stop building!! Also this site is used by many dog owners and is full of wildlife

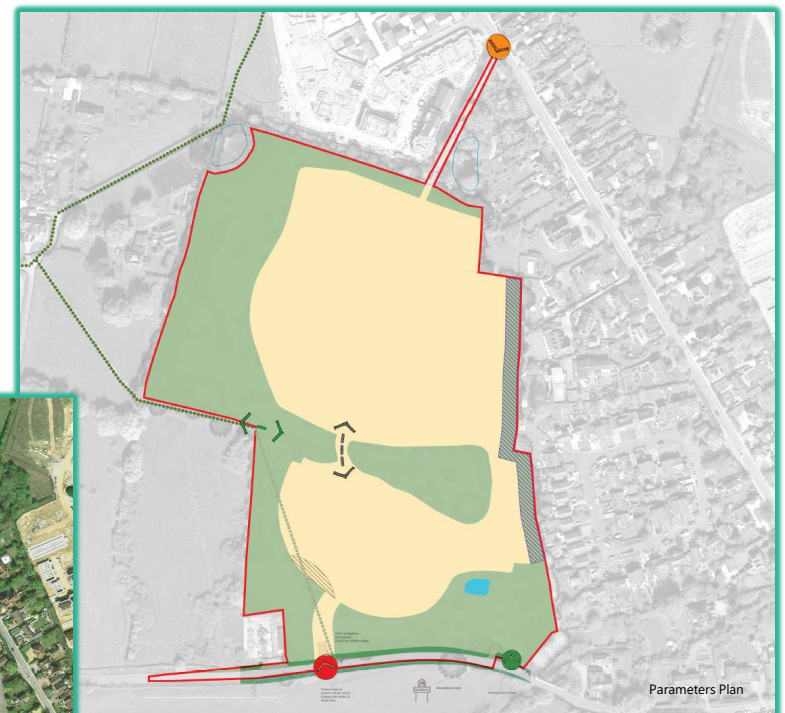
6. Evolution of the Proposals

In addition to our public consultation, we also received feedback regarding the proposals from other statutory consultees.

The feedback from the public consultation has informed our application submission. This is detailed within the Design and Access Statement. but main changes are summarised below:

- I. Built form no greater than two storeys in height***
- II. There is also a commitment to provide a number of bungalows and these will be single storey. The location of bungalows will be set at a later Reserved Matters stage by the housebuilder should the initial outline planning application be granted***
- III. 10m landscape and ecology corridor buffer along the eastern edge will be secured ensuring any development is a minimum of 10m from the eastern boundary.***

An updated illustrative masterplan will be provided showing one way that the future development can be laid out at the reserved matters stage



7. Summary of Issues Raised & Responses

The feedback from the public consultation can be summarised into the following points as highlighted below.

Our responses to the issues raised can be viewed over the page.



1. Principle of housing, Headcorn has had a lot of new build development in recent years
2. GP access issues and education capacity, also the recent closing of the nurse's office has meant a loss in services
3. Height of new homes on the site
4. Eastern boundary treatments and distances especially along Bankfields and loss of views
5. Negative impact on ecology
6. Concern that development may exacerbate the existing issues with flooding on Moat Road and also potential impact on neighbouring residents
7. Increased traffic on roads and issues with parking on Moat Road and the narrow bridge



6. Summary of Issues Raised & Responses

Principle of housing , Headcorn has had a lot of new build development in recent years

The National Planning Policy framework (NPPF) is the overarching national planning document which guides development in the country. The latest iteration of the NPPF was published in July 2021. It sets out the national policy which guides Local Planning Authorities on plan-making and decision-taking. Local Authorities are required to have up-to-date Local Plans that make provision for a local housing requirement (based on a standardised methodology).



Maidstone Borough Council's (MDC) emerging Local Plan is currently under examination and sets out that 17,355 new homes are required across the plan period (2022-2037).

The emerging Local Plan Review document allocates land at Moat Farm, off Moat Road in Headcorn for **approximately** 110 new homes.

Following careful consideration of the site's constraints and opportunities, as well as the other design and environmental policies within the Council's Development Plans, we have designed proposals for a development of up to 120 new homes.

GP access issues and education capacity, also the recent closing of the nurse's has meant a loss in services

Maidstone has adopted its CIL Charging Schedule. This is a non-negotiable financial levy charged on new floor space to help deliver infrastructure to support development in the area. This will provide appropriate funding for required strategic infrastructure such as new school places, highway improvements and GP services. A proportion of the CIL funding is paid directly to the Parish Council to fund local projects.

In addition to delivering much needed housing and creating employment growth across a range of sectors, house building also provides a wide range of other economic benefits for local communities through financial and other contributions made through the planning system.



In addition to CIL, the proposals will also deliver economic benefits for Maidstone Borough Council through financial receipts generated in the form of New Homes Bonus payments and ongoing Council Tax. As budgets continue to be cut from central Government this additional revenue represents an increasingly important source of income for local authorities

6. Summary of Issues Raised & Responses



Height of new homes on the site

Built form no greater than two storeys in height – In response to discussions with residents, the storey height is to be limited to two storeys maximum.

There is also a commitment to provide a number of bungalows.



Eastern boundary treatments and distances especially along Bankfields and loss of views

10m landscape buffer along eastern edge - In response to comments from immediate neighbours, we have incorporated a 10m landscape buffer where no buildings or structures can be placed.

Negative impact on ecology

From the outset, the design has been informed by the retention and enhancement of landscape, ecology and habitat features on site. Over 40% of the site will be kept as landscape and open space, particularly along the western and southern edges of the site.

A range of wildlife friendly features will also be incorporated (i.e., bat and bird boxes), in addition to soft landscaping which will include habitats such as grasslands (featuring wildflower) and large vegetative buffers to the boundaries providing a permeable site for wildlife.



The vast majority of the boundary vegetation is proposed to be retained within the scheme, with soft landscaping proposed along the eastern site boundary.

National Planning Policy and the Environment Act 2021 require the scheme to deliver biodiversity net gain. As such, areas of soft landscaping will also be incorporating habitats such as wildflower grasslands, woodland and hedgerows, as well as Sustainable Urban Drainage ponds (SUDs), to deliver biodiversity enhancements on site.

A full biodiversity impact assessment has been conducted and will be submitted as part of the planning application demonstrating how a minimum of 20% biodiversity net gain will be achieved.

A full ecology report will be submitted as part of the planning application demonstrating how existing habitats will be protected.

Concern that development may exacerbate the existing issues with flooding on Moat Road and also potential impact on neighbouring residents

The development areas are situated within the Environment Agency's Flood Zone 1. These are areas with a less than 1 in 1000 annual probability of flooding from rivers, the lowest probability of fluvial flooding.



The development areas will be sited away from the areas of fluvial flood risk associated with the River Beult and tributary watercourse that flows underneath Moat Road to the southeast of the site.

A secondary emergency site access will be provided to the north of the site to ensure that the site remains accessible during extreme flood events when parts of Moat Road to the south may be flooded.

Greenfield sites have to ensure there is no worse surface water run-off flow than the current field run off rate, therefore the storage methods on site will ensure a betterment to the surface water runoff rate compared to the existing greenfield.

6. Summary of Issues Raised & Responses

Increased traffic on roads and issues with parking on Moat Road and the narrow bridge

The site is located close to amenities and facilities within Headcorn.



The main access is proposed from the Moat Road and will be designed to meet all national and local design guidance. An independent road safety audit has been undertaken with the general arrangement having been agreed in principle with Kent County Council as Local Highway Authority during pre-application discussions. Recently, the scheme has been amended to reflect the draft policy requirements in relation to maintaining the rural character of Moat Road.

As part of preparing our Transport Assessment ("TA"), we have undertaken numerous traffic counts and surveys of the local road network including understanding traffic patterns.

The assessment also includes other known committed and allocated development sites and makes an account for traffic growth generally through to the end of the current Local Plan period.

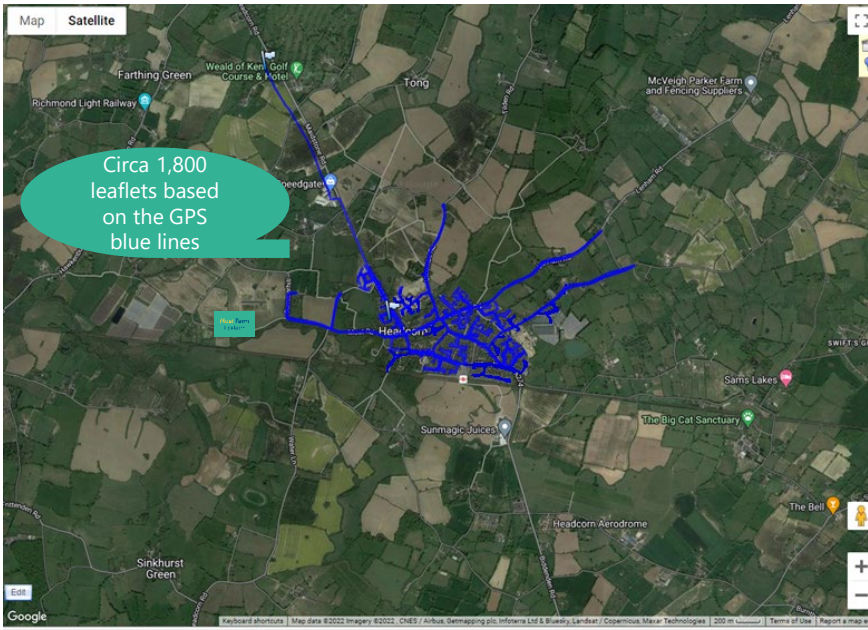
The TA includes a review of sustainable travel modes, with the development delivering a new footway along Moat Road as part of the proposed highway scheme as well as north to the A274. The TA will also include a comprehensive review of the current safety record for the local road network.

Development will be subject to the provision of acceptable off-site pedestrian and cycle connectivity to the A274. Any new footways shall be designed to ensure that there are no adverse or ecological impacts and maintain the rural character of Mote Road.

Appropriate safe pedestrian access onto Maidstone Road will be required via the northern boundary of the site

7. Appendices

Appendix A. Consultation Correspondence



Proposed New Homes & Public Open Space

Moat Farm 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

Moat Farm Headcorn

As part of designing a high quality development we are seeking your feedback on our initial proposal. We want to work collaboratively and openly with local residents to ensure, understand and seek to resolve any concerns associated with our proposals before we submit a planning application.

To assist the process, we have prepared an extensive overview showing the general 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

Have Your Say

The website www.catesby-moatfarm.co.uk contains a range of videos, plans, images and links to topics raised on other early 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.

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

How To Contact Us

PLEASE LET US HAVE YOUR FEEDBACK BY NO LATER THAN SUNDAY 6 TH NOVEMBER 2022

You Can Submit Your Feedback In A Number Of Ways:

- Online via the website www.catesby-moatfarm.co.uk by completing the Have Your Say Form on the Survey Link
- Via email: info@catesbyestates.co.uk
- Via telephone: 01782 726810
- Or finally via post (no stamp required) simply using the address: freepost: CATESBY ESTATES

Catesby Estates plc
part of Urban-CMC
www.catesbyestates.co.uk

DISCLAIMER
We have taken all reasonable measures to present information with accuracy and do not consider it or any of its contents to be of a legal nature. However, the information contained within this document is for informational purposes only and should not be relied upon for any legal, financial, or other professional advice. The information is provided for informational purposes only and should not be relied upon for any legal, financial, or other professional advice. The information is provided for informational purposes only and should not be relied upon for any legal, financial, or other professional advice. The information is provided for informational purposes only and should not be relied upon for any legal, financial, or other professional advice.

7. Appendices

Appendix B. Consultation Website





Public Consultation - Proposed New Homes & Public Open Space

Thank you for visiting our consultation website to find out more about our proposals for land at Moat Farm, Headcorn.

We will update our website www.catesby-moatfarm.co.uk on a regular basis as our proposals and our planning application for the site progresses.

Catesby Estates are preparing proposals for a new housing development on land off Moat Road, Headcorn.

As part of designing a high quality development we are seeking your feedback on our proposals. We want to work collaboratively and openly with local residents to identify and understand any potential concerns associated with our proposals.

To assist this process, we have prepared an indicative masterplan showing the potential layout of the proposed development including vehicle/pedestrian access points, public open space and green infrastructure.

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

Comments received will be compiled in a Statement of Community Involvement which will be 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.

Your personal data will not be passed to any other parties.

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 by completing the Have Your Say Form or the Survey Link
- Via email: info@catesbyestates.co.uk
- Via telephone: 01788 726810
- Or finally via post (no stamp required) simply using the address **freepost: CATESBY ESTATES**

Have Your Say ✕

We appreciate you will have your own thoughts on what's happening locally to you and we welcome your comments.

FULL NAME*	EMAIL*	TELEPHONE
<input type="text"/>	<input type="text"/>	<input type="text"/>
ADDRESS*	TOWN*	POSTCODE*
<input type="text"/>	<input type="text"/>	<input type="text"/>

SUPPORT
I support this scheme

COMMENTS*

HOW DID YOU HEAR ABOUT US?

SOCIAL MEDIA

MAGAZINE

RECOMMENDED

GOOGLE SEARCH

OTHER (PLEASE SPECIFY)

* Mandatory fields

To view our data privacy notice and other policies, please [click here](#)

By submitting this form you agree to us using your information. If a planning application is being considered, where appropriate your comments will be passed to the Council dealing with the application.

quoting the application number. All comments will be publicly displayed on the website. Advert date: 20.10.22

PUBLIC CONSULTATION
Moat Farm, Headcorn

Catesby Estates is preparing proposals for new homes and public open space on land off Moat Road, Headcorn. Your views are important; this is an opportunity for members of the public to review & provide feedback on our proposals.

Find out more at: www.catesby-moatfarm.co.uk

You are able to submit feedback via the online form and survey on the website or via: info@catesbyestates.co.uk, 01788 726810 or Freepost CATESBY ESTATES

Feedback closes 6th November 2022

Appendix D. Advertising

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Appendix E. Example feedback from online feedback forms, emails, letters/hard copy forms or telephone calls received

You say the housing development is close to amenities but this 'village' does not have many amenities - certainly not enough to support this endless house building. We have so many new developments in Headcorn, yet no one gives a thought about where all the children will go to school, how everyone will fit into an already oversubscribed doctor's surgery - where you cannot get an appointment for weeks. There are no NHS dentists in the village now, no nurseries for young children and everything else is packed to the brim. Please give this some thought before you continue to build more houses! It's absolute madness!! Build a pharmacy, a secondary school, another doctor's surgery - not more houses. We have far too many as it is. If you must build, at least let the other homes sell first.

Just to officially have in writing I would be particularly asking 1. For a 10 meter wildlife buffer as the Suds proposals are far too close and overpowering to our property 2, NO removal or damage to existing trees / bushes on our boundary 3. Bungalows to be put along our side with reduced ground levels. I think this is a fair objection and solution . Also I have included photo of the 3 other houses that are on the side of my garden that look squeezed in these Totally overlook the whole garden , again possibly a buffer here or turning the houses round slightly so the windows are not facing into our garden .

In summary: 1 our preference is the build does not happen as it will impact upon the environment owl life etc and our immediate environment. 2 you explained no three storey buildings were planned... please confirm this and explain on what criteria would this decision be reversed. 3 there is a gap on undeveloped land on the western edge of the proposed site. Why not put this on the eastern edge to provide some privacy for the existing residents and a sense of space for the occupiers of the new builds. This is a really bug deal and all the neighbours I have spoken to think this is a better idea. 4 My property has a screen of small trees running north south. The previous owner moved the fence to make it look like the boundary is to the east of the tree screen. The actual boundary is on the immediate west of the trees meaning they are on our property and I do not want them cut down. A quick glance at our neighbours easily shows their property extend about a meter beyond our fence. Our boundary is in line with their property. Please do look this up on the land registry and it will be immediately obvious. I do not give permission for the trees at the end of my property to be removed. I attach some photos, they are not very clear as the plot beyond my garden is hopelessly overgrown. You may see the remains of the original boundary line in the form of a broken fence.

I do not support this scheme for 110+ homes on Moat Farm. Having moved to the Village of Headcorn a year ago, I have myself experienced difficulties accessing local services myself due to the overwhelming population. My daughter and her three children lived with me at the start but she could not get places for the children in the local school; she did not drive and could only get the children into Smarden school- a school not accessible by bus/foot. Hence, she moved out of the Village . As a family we struggle to access the GP/Dentist services as they are at full capacity. The local Sainsburys is not adequate as it is for the current population, let alone adding more properties into the mix. Headcorn is a village, with very good businesses and good train connections, however, those businesses struggle as it is, to meet the current demands. Our services are not reliable, We work from home and quite often lose internet connection, more houses will add to this woe.

Re. Moat Farm - Headcorn. I do not support this scheme for the following reasons 1. The current threats to food security in this country are such that agricultural land should not be permitted to be covered in houses, and perchance someone should suggest that this area is not quality agricultural land, I will just mention the name of the proposed development, and the fact that it has provided pasture for sheep until now. 2. Further development, or more correctly, destruction, of this village, should not be permitted without the necessary infrastructure being already in place. Probably the most important infrastructure lacking at the moment is a second clinic for GP doctors and physiotherapists etc., Such a process of preparing for changes to a community in advance is called planning, and is common in every cultured country. 3. Headcorn is a rural village. There has been more than enough urbanisation in the village already.

object to this scheme. It is not needed, not welcome and blights our village which has already suffered (not benefitted) from too much housebuilding in a short period of time. The local infrastructure cannot cope (roads, medical/educational facilities, drainage, broadband, water supply etc) as it is and this is simply an opportunistic attempt to build on land that floods regularly and brings no benefit to people living here. Section 106 money never provides the funds needed to make improvements to the infrastructure - developers make the same old gestures of having a few bird boxes, some social housing, attenuation ponds, a few trees and shrubs as if providing this will not have a detrimental impact on the local area with more traffic and insufficient resources (suggest you survey how often the area floods, the broadband collapses, water supply is interrupted, how villagers cannot get into the Headcorn surgery, no school places available etc). I appreciate there needs to be some building but why take away green fields when there are plenty of derelict sites in towns already that can be regenerated? You should be focussing on developing existing urban sites instead of ruining more countryside. Thank you for asking locals to be consulted. Rest assured I will be making my views known to Maidstone BC

What an awful idea. The area regularly floods, and is always the last place to drain away. The services in Headcorn already cannot cope. The primary school is a fully subscribed, you cannot get a doctors appointment for about a month as they are pushed to their absolute limits. Why do we have to constantly suffer as a village because people think it's a good idea to build more housing. What are you doing to support the community? Are you going to build a doctors? Another school?

I am completely against this new scheme. It is such a shame that such a beautiful village is being turned into a town with all of these new developments. However, more importantly; 1. It is impossible to get a doctor's appointment at present in the village. Any future developments must come with additional healthcare facilities, including a fully staffed GP practice. 2. The last time I checked, there are no working childminders in the village and one small pre-school. The village is struggling enough as it is. Where will any new-to-the-village pre-schoolers go and, going forward, pre-schoolers who already live in the village? Any future development must include childcare facilities that are at the very least adequate for our village. 3. The primary school has already expanded to be two-form entry which, of course, is not unusual. However, I doubt they have room to expand any further. Where will the children that this new development brings be educated? 4. There are sadly already problems of anti-social behaviour in the village. A growing population is only likely to exacerbate this and will, of course, out greater pressure on local law enforcement. Any additional developments must bring with them additional policing in order to support all villagers, both new and old.

I have no problem about new builds per say, but the village is struggling and any developers need to help otherwise their houses will very undesirable! 1) the biggest issue is childcare. The nursery closed and there's no childcare for ages 1-3 and only a small preschool with limited numbers for age 4. Can you help fund new options? 2) how will spaces at the local primary school and secondary schools? 3) this village has a serious GP problem. We haven't a single full time doctor and there's already a 6 week wait for appointments. Will you help fund more medical services? I don't think practically this village can cope with more houses unless infrastructure for childcare and medical care vastly improves.

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Appendix E. Example feedback from online feedback forms, emails, letters/hard copy forms or telephone calls received

Whilst none of us likes to see greenfield sites become urbanized, the schematic master plan for this proposal seems to respect the rural setting into which it is proposed to introduce it. Such a scheme suggests that the population increase generated by such development would be in the region of circa 290 persons. We would point out that already, Headcorn Surgery is overwhelmed by the 10,000 patients registered with the Practice. Whether this is as a result of the very rapid increase in the population of the village over the last 5/7 years or issues surrounding the management of the practice is an open debate. At the time of the formal application for this proposal a body of informed opinion will be making representations to the Local Planning Authority, relevant committee members and Ward Members raising the issues of inadequate capacity at the local surgery and emphasizing the need for serious advance consideration to be given, and provision made, for adequate contributions through the Community Infrastructure Levy to address the existing and likely ongoing problems with such inadequate capacity.

I DO NOT support this scheme. We do not need any more houses built in Headcorn. Go to London and build your affordable houses there- where they are required! The local planning department do not adhere to government legislation and the developers take advantage of this. The residents in Headcorn and more widely in Kent have had enough. Kent County Council should be ashamed of themselves for the destruction of this beautiful county. I note the developers promise of 40% landscape and open space - this can NEVER ecologically be as good as just leaving the rural landscape as it is! So stop trying to make this sound like your money making scheme is a good thing environmentally. Go away we don't want your buildings here.

I do not support this scheme. Headcorn does not need any more homes, affordable homes or green spaces.

Provision for excellent pedestrian and cycling access to the site is required. We should not favour more car use. Significant changes to moat road leading up to the main junction with Maidstone Road will require costing. We want fewer cars, not more. More homes brings more wealth and diversity to the village which is good. Opportunities for local services and companies to expand or open up.

Village being made into small town with all facilities required to sustain such growth probably also not forthcoming. Will it get facilities of a small town, even though it would be highly desirable to keep a village a village and not to urbanise rural or semi-rural villages so they lose their village community. Parking in the Headcorn already an issue and some people cannot pay for parking every time they need to use car for the shops with obtaining a parking space for the free parking on the High Street difficult at most times already. Will be increase in cars, parking issues, congestion, pollution, speeding and whether there will be sufficient policing for any increase in crime and anti-social behaviour that an increase in population might bring.

I DO NOT support this project: destruction of yet more green space with impact on nature - it is not enough to boast what you are doing to landscape etc, it is the very fact that more land and natural habitat is being destroyed; increasing traffic flow onto a road that is hampered by current parking and traffic lights and a narrow bridge; yet more pressure on existing provision of school and medical services which are already overburdened; concrete/tarmac replacing open land and its impact on drainage; more light pollution and possible burden on Parish Council if they have to pay costs of any street lighting etc. Water shortages were a realistic prospect in SE this summer, we are still under drought measures yet here is another proposal to stretch natural resources at a time of climate change. Where does this 'development'/ destruction of this village end

I don't support this scheme of the new build estate on Moat Farm. Despite living in a new build development which would be next to the proposed area and now working in the village, I've seen first hand that the village currently cannot withstand and accommodate the number of people already. With the introduction of further housing, the school would be oversubscribed placing undue stress and workload pressure on the teachers, the roads would become even more jam packed than they already are and infrastructure of the village wouldn't be able to withstand further people in the village.

I do not support this scheme as proposed. The large number of houses is disproportionate to the size of the village, It will be accessed by a country lane which already has heavy traffic including agricultural and fast speeding traffic leading to an already concerning junction at the edge of the high street. If the large number of rented houses are made available to large city overspill there is likely to be pressure on the limited village amenities including schools and shops, doctors and nursery provision.

The limited pedestrian access to the village would also be a concern for young families and the elderly. Headcorn has had a high number of new homes in recent years changing the demographics of the village. There is no easy access to the hospital at Maidstone by public transport. This seems to be an ill thought out development which could impact on the character, safety and amenities of the village. I do not support this proposal.

I DO NOT support this proposal. I think it comprehensively ignores the size and nature of the VILLAGE of Headcorn. 1 - look at the size of the population of the village of Headcorn from 1960 through to the present day. Check it decade by decade. Continued exponential expansion! 2 - make an objective appraisal of the infrastructure and how your opportunist 'development' would impact it. My suspicion is that it would overwhelm it. 3 - the Headcorn doctors surgery is incredibly OVER SUBSCRIBED ALREADY, over full, is extremely inefficient and offers a very inadequate service to the people of Headcorn. 4 - the primary school has recently had to expand to a 2 class entry system and is bulging at the seams. 5- is the sewage system capable of coping with a further 120 houses? 6. - there is extremely limited parking in Headcorn. With 120 new houses - how many additional cars would further choke Headcorn? 150? 200? 7. - all of these additional cars would exit your 'development' onto Moat Road and probably head to the traffic lights onto the A274. Have you even considered this and it's impact? 8. this 'development' is perilously close-to/encroaching on the flood plain. How wise is this for your 'development', how will it impact on the southern sections of the village of Headcorn? Does the village of Headcorn need another Major development? NO Does the village of Headcorn want another major development? NO Could the village of Headcorn cope with a further major development? NO I believe that this proposed development is a cynical, opportunistic, money making scheme -- the farmer profits, Catesby Estates profit, the developer profits. Who loses? THE VILLAGE OF HEADCORN, THE PEOPLE OF HEADCORN.

It is so difficult to feel reassured by any number of platitudes and promises when Bankfields Close and Headcorn generally were inundated by serious flooding in rain yesterday. Older lifelong residents tell us that never before have they witnessed such a spectacle as occurred in Kings Road this morning.

In our opinion this has been caused by excessive housebuilding in that area and in the village (should Bankfields have been built in the first place, in an area where there are 20 odd natural springs and just above the flood plain?) When residents in the close, higher up the slope from us, tell us that they are adversely affected by any excess run off water - and have to use de-humidifiers in their homes - is it any wonder we feel so despairing over the proposals

If we hadn't had installed a large pump Just below our cellar door, where there is one of these natural springs, we would had had constant flooding beneath us.

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Appendix E. Example feedback from online feedback forms, emails, letters/hard copy forms or telephone calls received

My family and I would like to express our serious concerns about the proposals to develop the fields and plans for Mote Farm, Headcorn. 120 new homes seems an excessive number for a village the size of Headcorn, which crucially, has very limited facilities. There also seems to be confusion about the number of homes in your plan - your website states 'up to 120' and your leaflet says 'approximately 110' - this makes me doubt the transparency of your marketing information - which is it, and why not be upfront? We are a family of three, living in Bankfields, adjacent to the site. We moved in nearly seven years ago, to take advantage of the countryside on our doorstep, the small village location, primary school for our daughter and GP surgery. Following new housing developments over the past few years, which have included Saxons Chase in Grigg Lane, Catkins Gardens off Maidstone Road and the absolutely massive Kings Oak Park on Ulcombe Road, our once small village is expanding on all sides at an alarming rate which would be fine, IF the local facilities supported this. The case in point is the primary school, which after receiving a 'Good' rating from Ofsted in its previous report in 2017, was given 'Needs Improvement' this year. It's clear this is, in part, is due to it needing to expand extremely quickly to double its size, to a two-form intake school to accommodate the increasing number of families coming to live in the village.

The GP surgery, already overstretched, offers non-urgent appointments in six weeks and it is very difficult to get urgent on-the-day appointments and almost impossible to get through via phone. We have had years of disruption on the junction of Bankfields and Mill Bank, which has resulted in overnight closures from roadworks due to the new developments, something bound to reoccur if this development goes ahead. We suffer from frequent power cuts in winter, water supply and pressure issues, burst water mains and flooding from the Rover Beult. This has previously resulted in the forced closure of the school most recently, on 1 November, when many houses and businesses were left without water. Utilities are already bearing the brunt of being stretched to their limits in our village, without taking another large new development into account. Did you know there's possibly a historical radar system under the field? Then there is the environmental issue to consider. We see these beautiful fields from our bedroom window and regularly enjoy walks on what we affectionately call 'sheep field'. It was one of the attractions of the house, to be so close to nature and to have a view of the countryside from our window.

This field is regularly covered in surface water, which has caused the sheep in the field to suffer from issues with their feet - I wonder where this water will be directed from the development? We are lucky enough to have bats visit us every night, see buzzards in the sky daily and have visits from hedgehogs in our garden and hear owls screech from the field. There's clear evidence from droppings the fields they're frequented by rabbits, too. Where will all these animals be displaced to? Where will the development stop? I imagine, as does my seven year old, whose letter I have also submitted, it will stop when we have no more natural green space to enjoy.

I do not think it is a good idea to build on the field because all the flowers and grass will be destroyed. Think about the nature that will have to move to a different field that will probably end up being built on, too! Think about all the poor rabbits and birds. I do not see how all the bats, badgers, and foxes will survive the building work. So please do not build on the meadow we all love

I would rather there was no development in the first place and that the rural character of this side of the village was maintained. 2.Flooding is a real issue in Headcorn. At present, I am fortunate as there are no flooding issues on my property but I am aware that this is not the case for some of my immediate neighbours. Building on that land would increase the possibility of my property becoming affected by flooding. Everywhere else in the village where there has been new building, flooding has been a problem both on the developments themselves and also neighbouring parts of the village suffering a knock-on effect. This became very apparent this week when there was heavy rain and the crossroads at Moat Road were flooded.

The Moat Road area is already prone to flooding and building on land will exacerbate the problem causing further drainage issues and bringing problems to residents of Bankfields and Mill Bank.3.The current layout for the proposed development has houses far too close to my boundary. I am opposite a tree with a TPO and the plans show a road, house and garden between that tree and my garden so the new house would be extremely close to me. As my house is on higher ground, both my property and the new property would be very overlooked. It is also not clear what type of property would be in that row but a row of bungalows would be preferable. 4.There is a lot of wildlife living on that land and their habitat would be destroyed by a new development.

8. Background – About Catesby Estates

Catesby Estates established in 1996, work 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 in which they are located.

The pressure on the housing market is significant with the demand for homes outstripping supply.

An increase in life expectancy, immigration, single person occupancy and the demand for second homes being just some of the contributing factors.

Catesby Estates are part of Urban&Civic plc the leading master development business in the UK.

Find out more:

www.catesbyestates.co.uk



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