

# Morella Woods - Lenham

## Development update

Issue 1 | Summer 2025



## Keeping you updated

We wanted to provide you with an update on the development and what you can expect from us over the coming months.

### Overview

In the coming months you will see us starting site works as we get ready to build 136 new high-quality Countryside homes, with a Linden Specification, the site will also have new areas of Public Open Space.

In addition, the development will provide:

- MOAT - affordable homes provider
- Attenuation basin
- Photovoltaic panels and EV charging

### Site activity

Here's what you can expect to see over the coming months:

- October 25 – New Road layout completed into Old Ham Lane
- December – Small Areas of hedge removal along Old Ham Lane
- January – Commencement of Groundworks on site

### Specific item – Site set-up

From the end of December and beginning of January we will be starting enabling and site compound set up. This is to aim to start working onsite from Mid-January.

## Timeline

- S278 Works - Completed October 2024
- Development Build starts – January 2025
- First completions – 2<sup>nd</sup> quarter of 2025
- Show home date and marketing suite open – Autumn 2025

## Managing agent

### Apartment block management

- Communal cleaning
- Communal window cleaning
- Electricity (Landlord Supply)
- Repairs and renewals
- Flick Testing (Monthly)
- Fire Safety Equipment (Maintenance In AOV)
- Out of House service
- Soft or hard landscape areas which fall outside any adoptions

## Ecology

- Dormouse Licence – has been issued to us and we are in the process of removing areas of Hedging under the supervision of an Ecologist.
- Dormouse Tubes located across the development ; locations agreed within the Homes England licence.
- Bat and Bird roost box a located on southern elevation.
- Hedgehog highways, To all residential boundary fences to gardens
- Bee Bricks location to be installed south elevations



## Services

- Telecoms and Broadband Fiber - Openreach / Hyperopic
- Gas – British Gas
- Electric - British Gas

# Development layout plan



This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

## How will the development benefit the local community?

Vistry will also support the local community by contributing over £1.5 million towards community schemes including £386k Primary Education Contributions to County Council:

- £1.04m (Exc. Indexation) in CIL Payments to Maidstone Borough Council
- Providing a minimum of 55 (40%) affordable homes, this includes First Homes, Affordable Rent, Shared Ownership

### **We will also be providing:**

- *Improved transport links including widening of Old Ham Lane & future provision of bus route connecting to Ashford Road (A20) this is within Phase 2 development plan. This land is not within Countryside's ownership, and no planning has been granted for this phase.*
- *A network of public open space providing green corridors & landscaped buffers including a network of sustainable drainage features.*
- *Further contributions and affordable housing will be provided in line with progression of future phases, to be agreed with Maidstone Borough Council.*

Please be aware that the dates and information provided are correct at time of print and are dependent on a number of factors, including weather, so are subject to change.

Thank you for your patience while the construction work is taking place. We try to keep disruption to a minimum but appreciate it can be noisy and dirty at times so do contact us if you have any questions, or if you'd like to provide any feedback, by emailing:

Morellawoods.sales@countrysidehomes.com



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