



# Morella Woods

Issue 2 | Spring 2026



## Keeping you updated

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

## Overview

Overview of what's being built. In addition, the development will provide:

- 136 new homes and new areas of Public Open Space
- Photovoltaic panels and Ev chargers

In addition, the development will provide:

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

## Site Activity

- Continuing to build out units within the site
- Completing Roads and street Scenes
- Completing Landscaping

## Specific item

- Foul rising main which is to be built offsite will be starting in April.
- This will be complete and connected by end of August 2026
- This will not impact residents as Vistry will empty the system prior to this being connected

## Timeline

- Show homes and marketing suite open
- We welcomed our first residents end of January 2026

## 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

## 1 and 2 bedroom apartments

Chaffinch House

## 2 bedroom home

The Robin

The Stonechat

## 3 bedroom home

The Laurel

The Elder

The Skylark

The Falcon

## 4 bedroom home

The Turnstone

The Goldcrest

The Hummingbird

## 5 bedroom home

The Peregrine

## Pre-sold homes

1 and 2 bedroom apartments

2 bedroom homes

3 bedroom homes

4 bedroom homes

bcp

leap

ps

v

bin collection point

car barn

local equipped play area

pumping station

visitor space



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?

We will 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:

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Homes