

An artistic rendering of a residential development. The scene features a row of white houses with dark roofs and windows, interspersed with green trees and shrubs. A paved path leads through the houses. The background shows rolling green hills under a light sky. A semi-transparent grey box is overlaid on the center of the image, containing the title and location text. The top right and bottom left corners of the image have a purple curved overlay.

Proposed Residential Development

Land north of Warehorne Road,
Hamstreet, Ashford

About Us

Catesby Estates

part of Urban&Civic

Catesby Estates was established in 1996, and is a strategic land promotion and infrastructure delivery business operating across the UK.

We pride ourselves on working closely with housebuilders, councils, local residents and other stakeholder groups to achieve high quality, deliverable and inspiring outline planning permissions.

We are the strategic arm of Urban&Civic who are the UK's leading Master Developer.

www.catesbyestates.co.uk



APPIN

A family business, Appin Land & Development have been building homes and places people aspire to live since 1977.

Their homes are designed to respect the surrounding landscapes and architectural styles of the neighbourhoods they become part of.

www.appin.land

Why Now?

- ❑ Providing opportunities for homeownership
- ❑ Local housing need
- ❑ National Planning Policy Framework Government Policy



Design Considerations

- ❑ Located to the physical edge of the village = natural area of expansion
- ❑ Existing landscape framework helps to visually contain the site
- ❑ Retention of trees and protection of the Ancient Woodland to the north
- ❑ Protection of existing wildlife habitats and provision of new biodiversity opportunities to provide 10% BNG
- ❑ Creation of vehicle and pedestrian access with links to village centre
- ❑ Sustainability & energy efficiency
- ❑ Policy compliant affordable housing

-  Potential Development Area(s)
-  Area of Site Ownership
-  Residential Development (Parcels shown indicative only and subject to detailed site assessment)
-  Indicative Road Network (subject to detailed layout)
-  Open Space
-  Screening / new landscaping / noise buffer
-  10m Buffer from top of bank to ditch
-  Frontage
-  Railway Line
-  Listed Buildings
-  Public Right of Way (retained and incorporated)
-  Ancient Woodland Buffer
-  Application boundary of neighbouring scheme



Access

- ❑ Vehicular access from Warehorne Road
- ❑ This is via an extension to the newly constructed road to the Dandara development to the south
- ❑ Designed to meet KCC current highway standards
- ❑ Links to the pedestrian/cyclepath to the northeast which provides access to Ashford Road, the railway station and the village
- ❑ Designed for refuse disposal and emergency vehicle access



View of existing road from southern site currently under construction which will be extended to serve the application site

Illustrative Masterplan

- ❑ Up to 86 homes
- ❑ Mix of detached, semi-detached and terraced houses
- ❑ 1, 2, 3 and 4-bed size
- ❑ Affordable housing
- ❑ Minimum 10% Biodiversity Net Gain
- ❑ 15m buffer planting along western edge
- ❑ Wildlife corridor with 10m buffer to the watercourse
- ❑ 15m offset Stumbletree Wood
- ❑ Sustainable Urban Drainage Systems (SuDs)



Key benefits



Up to 86 homes, net zero ready



40% affordable housing



Landscaping & play areas



Connecting to existing pedestrian & cycle routes

Thank you

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