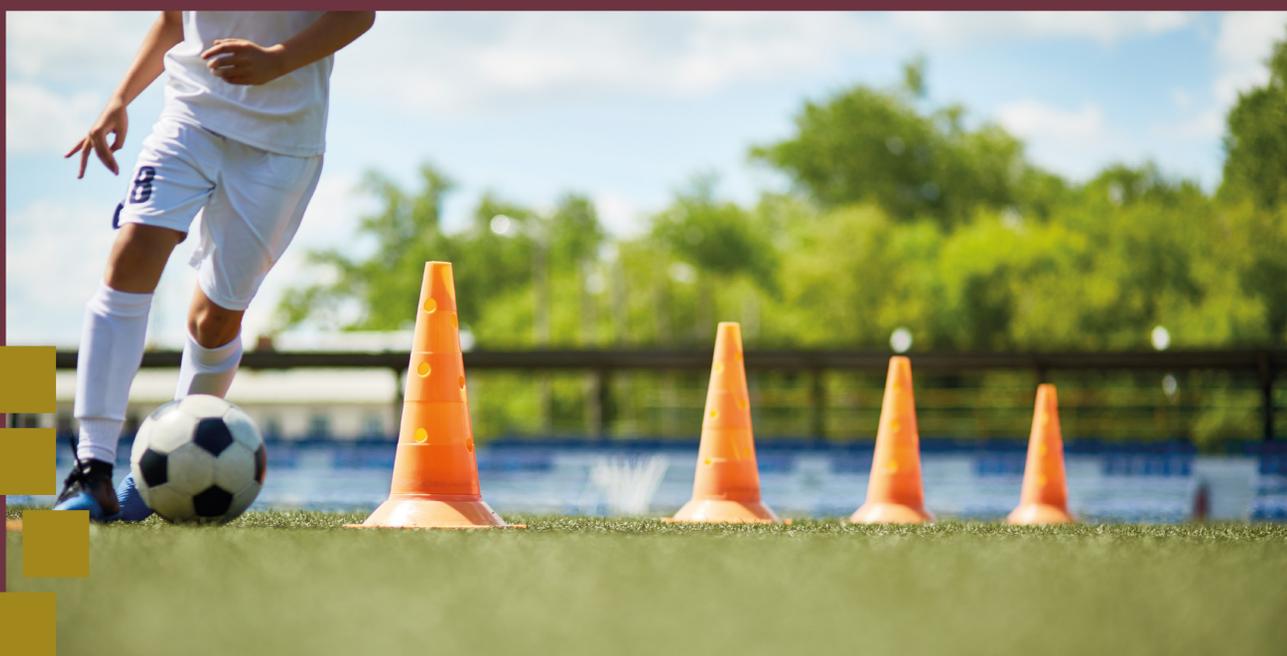


Help Us Shape Headcorn's Future



We have a bold new vision for Headcorn's future, which will see brand new sports and community facilities created alongside much-needed, high-quality new homes.

We really want to learn about how we can best shape our proposals and ensure they deliver on the needs of the community.

As we develop the plans, we want to hear your views so please take a look at the information boards, chat to the team, and complete a feedback form to share your thoughts.

Have Your Say

The best way to do that is to complete our questionnaire here today (or take it home and return to us via Freepost), or you can fill in the form by scanning the QR code.



Get In Touch

Website:

www.shapingheadcornsfuture.co.uk

Email:

info@shapingheadcornsfuture.co.uk

Call our information line:

0800 689 1095

Write to us at:

Freepost HAVE YOUR SAY

(no stamp or postal address required)

What's Next?

The consultation closes on Monday 24th November 2025, so please get your comments to us by then. We'll then consider all the feedback we receive before submitting an outline planning application to Maidstone Borough Council. We hope to have a decision on the application next year.

About Us

Gladman is a strategic land promoter with a track record of delivering sustainable communities up and down the country. We have over 30 years' experience in delivering housing and community benefits in locations where people want to live and work.



The Site



The site is located on the north-eastern edge of Headcorn, bounded by agricultural fields to the north and east, Lenham Road to the south and residential development to the west. Headcorn Cricket and Tennis Club and some residential development is located on the southern side of Lenham Road.

There is currently a housing shortage in the local area, reflecting the national housing crisis which has been caused by decades of under delivery of new homes.

Our proposals represent a natural extension to Headcorn, helping to meet the local need for homes while providing new green, open spaces and plenty of land for new sports and community facilities. The new homes will provide those wanting to stay in or move to Headcorn with high-quality and sustainable housing choices, alongside new community and sports uses.

The site is currently agricultural land of limited ecological value. Our plans would create a range of new habitats within over 17 hectares of green infrastructure, delivering a Biodiversity Net Gain of at least 20% - leaving a positive impact for people and planet.

The Masterplan

- Proposals**
- Site boundary: 29.75ha
 - Proposed residential development: 7.52ha (263 dwellings @ 35dph)
 - Proposed green infrastructure: 17.45ha
 - Sports and Community Use
- Movement**
- Public Footpath
 - Proposed primary street
 - Proposed access point
 - Proposed secondary streets
 - Proposed private drives and courts
 - Proposed recreational routes
 - Proposed focal / key spaces
- Landscape**
- Existing vegetation
 - Proposed meadows
 - Proposed native thicket
 - Proposed native hedgerow
 - Proposed trees
 - Proposed boardwalk
 - Proposed drainage features/wetland
 - Proposed children's play area
 - Proposed focal seating areas
 - Proposed conveyance swales
 - Proposed pump station
 - Retained overhead cables
 - Headcorn Cricket and Tennis Club



We're at an early stage of developing a vision for Headcorn. The masterplan above shows our initial ideas to create brand new sports pitches and community facilities alongside much-needed new homes and extensive green infrastructure.

WHAT DO YOU THINK ABOUT OUR MASTERPLAN?

Delivering Community Benefits

Our vision is to create a lasting legacy in Headcorn and one that benefits the whole community.



SPACE FOR SPORT & COMMUNITY LIFE

15 acres of land for community use, including new sports pitches for a range of uses and changing room facilities.

NEW HOMES TO MEET LOCAL NEED

A mix of around 260 energy-efficient homes to address the housing shortfall in the area, including 40% affordable housing, starter homes, and larger family homes.



EXTENSIVE GREEN INFRASTRUCTURE

More than two thirds of the site will be dedicated to green space, with meadows and orchards enhancing local habitats, as well as play areas. All of which will be open for new and existing residents to enjoy.

SUPPORTING HEADCORN'S FUTURE

Our proposals will bring investment into the village, support local shops and services and create jobs during construction.



Sports & Community Facilities For The Whole Community



The plans include 15 acres of land for new sports pitches and community facilities. We're in discussions with Headcorn FC, who are working with other Headcorn based sports clubs to establish a newly formed Headcorn Community Sports and Leisure Trust, about bringing forward a number of new sports pitches for a range of uses and changing room facilities. The current plan is that the land would be transferred to the Trust who would then manage the facilities and would look to make it a multi-sport facility that the community can use and be proud of.

This follows the conversations held by Headcorn FC with the wider community last year which showed strong demand for new sports facilities in the village. Make sure to head over and see the members of Headcorn FC who are here today and take a look at their early ideas for the site.

We're still working on the finer details of the plans which are subject to further discussions and design work. We and Headcorn FC would really like to hear what you think the village needs.



Headcorn FC
Established 1886

Homes For All Walks Of Life

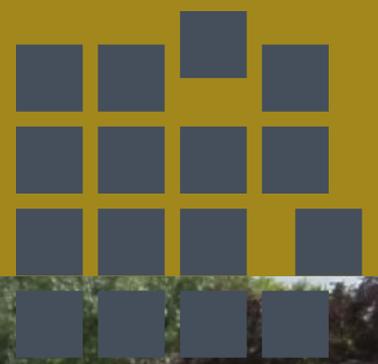


Our proposals will deliver around 260 new homes with a range for every stage of life, including:

- 40% affordable homes for sale and rent, helping to meet local demand and give more people the opportunity to stay in Headcorn
- Starter homes for younger people and those looking to take their first step on the housing ladder
- Family homes with space to grow

Every home will be designed and built to modern standards, with energy-efficiency and sustainability at their heart. All homes will be equipped with Electric Vehicle charging infrastructure and highly thermally efficient insulation. This means lower running costs for residents and a reduced impact on the environment.

Enhanced Green Spaces



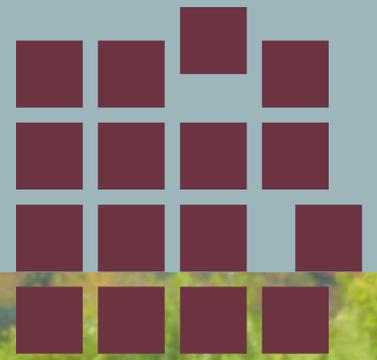
More than two thirds of the site will be dedicated to green space, with meadows and orchards enhancing local habitats, as well as play areas. All of which will be open for new and existing residents to enjoy. The provision of extensive new green and blue spaces will deliver a Biodiversity Net Gain of at least 20% - meaning we'll leave the plant and wildlife habitats in a better state than we found it.

We'll also be enhancing the existing rights of way whilst creating additional walking routes to improve connections to the village and surrounding countryside, supporting the improved health and wellbeing of the community.

WHAT ELSE WOULD YOU LIKE TO SEE INCLUDED?

A large, empty white rectangular area intended for user input or comments.

Key Considerations



Work has already started on carrying out detailed assessments to ensure a future-proofed development that respects the surrounding area can be delivered. This includes:

ECOLOGY AND LANDSCAPE

As part of our extensive green infrastructure improvements, existing hedgerows and trees will be maintained wherever possible with additional planting to strengthen local habitats and create wildlife corridors.

A range of new habitats will be established across the development from ponds and rain gardens to woodland planting. These features will form part of a carefully designed Sustainable Drainage System (SuDS) to manage water naturally and prevent flooding.

TRANSPORT

We understand the importance of traffic to local residents and we'll be conducting a detailed Transport Assessment which will be submitted alongside the planning application. This work will look at traffic flows and how to provide links to public transport options.

The development will be served by two new priority-controlled T-junctions on Lenham Road. We've completed extensive junction modelling which indicates the new junctions will operate with minimal queues and delays.

There will also be pedestrian and cycle access from Lenham Road to the site, improving connections into the village.

FLOODING

Flooding has been a key element in designing the layout of the site and we will not be building on land within Flood Zones 2 and 3. We will provide a site-wide sustainable urban drainage system (SuDS) as part of the approach to flood risk management and climate change adaptation. Our work will demonstrate how any surface water will be carefully managed on site to improve the current situation.