

Application Reference: 22/505616/OUT

Site: Land At Moat Road Headcorn Kent TN27 9RB

Proposal: Outline application (with all matters reserved except access) for the development of up to 120no. dwellings (Use Class C3) including demolition of existing buildings, means of access into the site from Moat Road (not internal roads), associated highway works, provision of public open space, emergency / pedestrian access to Millbank, realignment of the existing public right of way and associated infrastructure including surface water drainage.

Dear Austin

Please find below comments from the Housing & Communities Team at Maidstone Borough Council regarding the above application in respect of the provision and tenure split of affordable housing units which has not yet been finalised.

The application is for the development of up to 120 dwellings with 48 of these (40%) provided for affordable housing.

The applicants have stated within their application form that the proposed tenure split is as follows:

Market Housing – 72 units

Social, affordable or intermediate rent – 34 units (71% of affordable housing)

Affordable home ownership (First Homes) – 14 units (29% of affordable housing)

However, the Government's guidance on the First Homes scheme advises that First Homes should account for a minimum of 25% of all affordable housing units on new developments, which equates to 12 units in this instance. The remainder of the affordable housing provision (36 units) could be made up of 34 affordable / social rent (70%) and 2 units (5%) intermediate affordable housing, usually shared ownership properties.

However, as realistically having just 2 of the units as shared ownership tenure on site may not be practical, we would ideally prefer to have these units as affordable / social rent, making a total of 36 units.

In following this approach, our preferred tenure split would be as follows:

Market Housing – 72 units

Social, affordable or intermediate rent – 36 units (75% of affordable housing)

Affordable home ownership (First Homes) – 12 units (25% of affordable housing)

The applicant's submitted Planning Statement advises at paragraph 7.2 "*the scheme will provide 48 affordable homes (40%) with the final tenure split to be agreed with the Council's housing officer. The final unit mix will be determined within a detailed reserved matters application(s).*"

Maidstone Borough Council's Affordable and Local Needs Housing Supplementary Planning Document (July 2020) provides details of the indicative requirements for the appropriate mix of affordable housing (on a boroughwide level) at paragraph 6.2 as:

30% -35%	1- bed properties
30% - 35%	2-bed properties
25% - 30%	3-bed properties
5% - 10%	4+ bed properties

Paragraph 6.3 goes on to state: *"In considering the mix of homes to be provided within specific development schemes, the information herein should be brought together with details of households currently on the Housing Register in the local area and the stock and turnover of existing properties."*

Analysis of the current demand (December 2022) for affordable housing in Headcorn shows that 26% of all applicants on the housing register have expressed an interest in resolving their housing need by an offer of affordable housing in Headcorn.

(256 live applications on 6 December 2022 where the applicant has indicated Headcorn as an area of choice out of a total number of 986)

Table 1: Indicative requirements for different dwelling sizes in Headcorn (December 2022)

Bed need	Band C	Band H	Band M	Band R	Total
1	29	40	9	25	103 (40%)
2	23	8	5	12	48 (19%)
3	38	17	3	27	85 (33%)
4+	9	5	1	5	20 (8%)
Total	99 (39%)	70 (27%)	18 (7%)	69 (27%)	

Using the analysis of housing need in Headcorn from table 1, and a figure of 25% provision of first homes from the affordable housing quota, the indicative split of the 48 affordable housing units is shown in table 2:

Table 2: Indicative split of affordable housing units on this site

Bed size	Social/affordable rent	First Homes	Total
1	14	5	19
2	7	2	9
3	12	4	16
4	3	1	4
Total	36 (75%)	12 (25%)	48

Maidstone Borough Council's Affordable and Local Needs Housing Supplementary Planning Document (July 2020) provides details of the indicative requirements for the appropriate mix of market housing (on a boroughwide level) at paragraph 6.2 as:

5% - 10%	1- bed properties
30% - 35%	2-bed properties

40% - 45% 3-bed properties
15% - 20% 4+ bed properties

As the market housing provides a higher proportion of larger homes, and the potential demand for 4-bedroom units for First Homes is not clearly defined, our preferred split of the 48 affordable housing units is shown in table 3:

Table 3: Preferred split of affordable housing units on this site

Bed size	Social/affordable rent	First Homes	Total
1	13	6	19
2	5	4	9
3	14	2	16
4	4	0	4
Total	36 (75%)	12 (25%)	48