

Application Reference: 23/504471/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 115no. dwellings (Use Class C3) including demolition of existing buildings, new means of access into the site from Moat Road (not internal roads), associated highway works, provision of public open space, provision of shelter to replace curtilage listed building, emergency/pedestrian access to Millbank, and associated infrastructure including surface water drainage (with related off site s278 highway works to Moat Road)..

Dear Marion

Please find below comments from the Housing & Communities Team at Maidstone Borough Council regarding the above application in respect of amendments made to the previous application reference number **22/505616/OUT**

The only relevant change since our previous comments on 22 December 2022 is the reduction in total units by 5, to provide up to 115 dwellings with a resultant reduction of 2 units to 46 dwellings provided for affordable housing (40% of the total).

This proposal will not impact on the number of dwellings to be provided as First Homes which remains at 12 (25% of the total affordable housing units). However, the number of dwellings to be provided as Social or Affordable rented homes will be reduced from 36 to 34 units.

Following the discussion in our previous response of 22 December 2022, our preferred split of the 46 affordable housing units is shown in the amended table 3 below:

**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	12	2	14
4	4	0	4
<b>Total</b>	34 (75%)	12 (25%)	46