

Ref: 23/504068/OUT

Proposal: Outline application with some matters reserved (access only sought) for the removal of 2 former agricultural sheds and erection of up to 117no. dwellings and associated infrastructure including partial footways on Albion Road.

Site: Land East Of Albion Road And North Of Copper Lane Marden Kent TN12 9EG

Dear Marion

Please find below comments from the Housing & Communities Team at Maidstone Borough Council regarding the above application.

The application proposes 47 affordable homes which equates to 40% of dwellings on the site in Marden, which is acceptable. Paragraph 1.4 of the applicant's Affordable Housing Statement gives the indicative mix as:

Figure 1.1: Indicative Affordable Housing Mix

	1-bedroom	2-bedroom	3-bedroom	4- and 5-bedroom
Number of dwellings	16	15	12	4
% of dwellings	34%	32%	26%	8%

It is further stated that this indicative mix of property sizes broadly corresponds with MBC's Affordable and Local needs Supplementary Planning Document 2020 and the 2021 update of the Maidstone Strategic Housing Market Assessment.

Information about the current level of need for affordable housing, as demonstrated by the household types included on MBC's Housing Register, was shared with the applicant in July 2022 at the pre-submission stage. This is referenced in Appendix 1 to the applicant's Affordable Housing Statement, which shows the current demand for affordable housing as:

40% of households on the housing register require 1 bedroom

15% of households on the housing register require 2 bedrooms

35% of households on the housing register require 3 bedrooms

10 of households on the housing register require 4 or more bedrooms

In respect of tenure breakdown within the affordable housing provision, no proposals have been submitted. in accordance with the Local Plan Review, MBC's Draft Policy LPRSP10(B) 'Affordable Housing' states at paragraph 3:

The indicative targets for tenure are:

a) 75% social and affordable rented

b) A minimum of 25% First Homes

This equates to 35 of the 47 affordable housing units as a mix of affordable rent and social rent, with the remaining 12 units for First Homes. In order to achieve a balance between the demand for affordable rented units and First Homes, our preferred property size/tenure split is set out Table 1 below:

Table 1: Suggested property size/tenure to reflect requirements of Draft Policy LPRSP10(B) and current demand

Beds	Ratio	No. of units	First Homes	Social and/or Affordable rent
1 bed, 2 person flat	34%	16	3	13
2 bed, 4 person flat	32%	15	9	6
3 bed, 4 person flat	26%	1	0	1
3 bed, 5 person house		11	0	11
4 bed, 5 person house	9%	4	0	4
Total		47	12	35

In order to meet the evidenced demand for larger homes, it would be preferable if at least 2 of the 4 x 4 bed houses could accommodate a minimum of 6 persons.

Lynn Wilders

Housing Enabling Assistant

Housing and Community Services