



**Affordable Housing Statement Submitted in respect of the Application for the Development of Land between Appledore Road and Woodchurch Road Tenterden, Kent**

This statement is submitted in support of the outline application for the development of the land between Appledore Road and Woodchurch Road Tenterden, Kent so as to accommodate up to 145 residential dwellings (50% affordable) including the creation of access points from Appledore Road (1 x all modes and 1 x emergency, pedestrian, and cycle only) and Woodchurch Road (pedestrian and cycle only), and creation of a network of roads, footways, and cycleways through the site. Provision of open space including children's play areas, community orchards, sustainable drainage systems, landscape buffers and green links all on 12.35 ha of the site; and the change of land use from agricultural land to land to be used as a country park (8.66 ha), and land to be used as formal sports pitches (3.33 ha), together with pavilion to serve the proposal and the surrounding area. Including accesses, ancillary parking, pathways, sustainable drainage systems and associated landscaping.

50% of the proposed units (72 units)<sup>1</sup> are to be set aside as affordable housing units.

In terms of habitable rooms it is intended that the reserved matters application ensures that the 1 and 2 bed flats and the 2 bed houses each have 3 hab rooms, whilst the 3 bed houses have 4 hab rooms.

7.5% of the affordable dwellings (5 dwellings) will meet M4(3) standards

It is also intended that the reserved matters application reflects the relevant space standards

The affordable units will comprise 18 affordable/ social rented units (10%) and 54 affordable home ownership units (30%) and will be managed by one of the affordable providers in Ashford Borough.

The level of affordable housing provision exceeds the requirements of policies HOU18 and SP1(g) of the Ashford Borough Local Plan and should be given significant weight in the planning balance

In addition the nature of the affordable housing provision reflects the current housing need in the area, as set out in the Strategic Housing Market Assessment (2014).

In the context of the above, the reserved matters application will ensure that the affordable housing units are designed to reflect the private units i.e. are tenure blind, and are pepper potted throughout the development.

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<sup>1</sup> Assuming 145 dwellings are accommodated on site – if not then 50% of the number of dwellings that are accommodated on the site