

MEMORANDUM

From: Housing Enabling Specialist	To: Clare Martin
Author: Mary Stribling	Email: Clare.martin@eastleigh.gov.uk
Ext: 8421	
Date: 14 th July 22	
My Ref: F/22/93160	Yr Ref: F/22/93160

RE: Mixed use development comprising veterinary surgery and 16no. dwellings with vehicular access off Providence Hill and associated car parking, cycle storage, sustainable drainage system, sub station, hard and soft landscaping, acoustic fencing and pedestrian/ cycle links to Providence Hill.

Land adjoining 4 Brookfield, Providence Hill, Bursledon, Southampton, Hampshire, SO31 8AU

Thank you for your recent consultation request regarding the above application. We have previously provided some pre-application advice.

In line with the previous advice this site would be a qualifying site for affordable housing provision and would need to provide 35%, which based on the 16 units overall, would equate to 6 affordable homes.

This is acknowledged in the accompanying information, and I note that our previous comments in relation to the sizes of the homes and the numbers of applicants that can be housed have been incorporated which is very welcome, thereby enabling a range of needs to be met.

The overall affordable is proposed as:

- 2No 2bed 4-person maisonettes
- 2No 2 bed 4-person houses
- 1No 3 bed 5 person house
- 1No 3 bed 6 person house.

We can confirm that the provision of rented and shared ownership homes is acceptable to us but as advised at pre-application stage these need to be by way of 4No homes for rent and 2No homes for shared ownership. The submitted information advises that the proposal is for 2No rented homes and 4No for shared ownership which does not reflect our policy position as detailed above. Our suggested mix for rent was 2No maisonettes and 2No 3 bed houses.

The Affordable Housing SPD requires all affordable homes to meet Lifetime Homes Standards. Increasingly this requirement has been aligned to Building Regulations M4(2). Having regard to the adopted Local Plan Policy DM31, Dwellings with higher access standards we would expect all affordable homes to meet Building Regulations M4 (2).

Please let me know should you wish to discuss any of the above in further detail.

Kind Regards

Mary Stribling **Housing Enabling Specialist**