

Dawn Errington
Principal Planning Officer
Eastleigh Borough Council

Via E-Mail: Dawn.Errington@Eastleigh.gov.uk

05.06.2023

Dear Dawn,

Application for Deed of Variation of s106 Agreement attached to F/20/89500 (the erection of 381 dwellings at One Horton Heath) to remove any requirement to provide affordable housing or first homes.

Please accept this letter and enclosed documentation as a formal request to vary the s106 agreement (dated 2nd December 2022) attached to the above planning permission to remove any planning requirement to provide any affordable housing or first homes. The £629 application fee will be paid under separate cover.

In support of the request please find attached:

- The Viability Assessment, dated June 2023, undertaken by Aspinall Verdi which concludes that “based on our detailed analysis of both value and cost, we conclude that the scheme cannot deliver any of the affordable housing required by local planning policy”;
- The red line application site plan; and
- A copy of the s106 agreement currently attached to the permission.

We consider that the submitted viability report, which concludes that “based on our detailed analysis of both value and cost, we conclude that the scheme cannot deliver any of the affordable housing required by local planning policy” demonstrates that, in planning terms, the development cannot viably deliver any affordable housing.

Please note that we are copying this letter to Hampshire County Council as the only other signatory of the s106 agreement. We will also be instructing legal representation to draft the necessary amendments and would be grateful for the contact details of your legal team so that they can make contact and progress the necessary amendments.

Yours Sincerely,



David Cranmer BSc (Hons) MSc MRTPI
Development Planning Manager

cc. Amanda Pierce, Legal Team Leader – Planning and Environment, Hampshire County Council