

MEMORANDUM

From: Housing Enabling Specialist	To: Gary Osmond
Author: Mary Stribling	Email: Gary.osmond@eastleigh.gov.uk
Ext: 8421	
Date: 31 st July 23	
My Ref: F/23/95527	Yr Ref: F/23/95527

RE: Redevelopment for retirement living accommodation for older people comprising 83 retirement apartments including communal facilities, access, car parking and landscaping.

2,4,6,8 Toynbee Road and 2,3,4,5 Romsey Close, Eastleigh, SO50 9DP

Thank you for your recent memorandum in relation to the above-named planning application.

As detailed in our pre-application advice given the overall numbers this site would be a qualifying site for affordable housing provision and in line with our adopted Local Plan would need to provide 35%, which would equate to 29 affordable homes based on 83 homes proposed overall.

We would generally expect the affordable housing mix to be broadly reflective of the total housing being provided on the site. We would expect the affordable units to be split 65/35% between rented units and low-cost home ownership. This equates to 19 rent and 10 low-cost home ownership homes.

A viability report has been submitted as part of the application and this advises that there is no financial headroom for an affordable housing contribution. We will therefore await the outcome of a review of this information to determine the affordable housing provision.

Please let me know if you require any further information or if you wish to discuss any of the above.

Kind Regards

Mary Stribling
Housing Enabling Specialist