

MEMORANDUM

From: Housing Enabling Specialist	To: Rebecca Altman
Author: Mary Stribling	Email: Rebecca.altman@eastleigh.gov.uk
Ext: 8421	
Date: 31 st July 23	
My Ref: F/23/95574	Yr Ref: F/23/95574

RE: Construction of 12no. dwellings comprising of 9no. apartments and 3no. houses, with associated landscaping, parking, and access from Derby Road.

237 Chamberlayne Road and 5b Derby Road, Eastleigh, SO50 5HX

Thank you for your recent consultation in relation to the above planning application.

This site would be a qualifying site for affordable housing provision and in line with our adopted Affordable Housing SPD would need to provide 35%, which would equate to 4 affordable homes based on 12 homes proposed overall.

The applicant has advised that the whole scheme will be delivered as affordable housing for rent thereby providing an additional 8 homes over and above those that would usually be secured through planning for those awaiting housing from the housing register which is welcomed.

The scheme proposes a mix of homes in terms of one and two bedroom flats as well as 3 x three bedroom houses. I note that the 2-bedroom flats will accommodate up to 4 people and the 3 bedroom houses up to 6 people thereby providing a range of accommodation especially for those households with a two- and three-bedroom need.

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 DM29, Dwellings with higher access standards we would expect all affordable homes to meet Building Regulations M4 (2). Where this may not be practicable to achieve in full, we would require as much of the standard as possible to be achieved with details provided as to where the homes will not meet the standard and why it cannot be achieved. The Planning Statement details DM29 and the Affordable Housing SPD but there is no further detail provided as to whether the homes will meet these requirements or not.

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