

MEMORANDUM

From: Housing Enabling Specialist	To: Liz Harrison
Author: Ivy Buncombe	Email: liz.harrison@eastleigh.gov.uk
Ext: 8237	
Date: 31 st March 2026	
My Ref: F/26/101013	Yr Ref: F/26/101013

RE: OAK COTTAGE, WINCHESTER ROAD, BOTLEY, SOUTHAMPTON, SO32 2DH
Erection of part two, part three storey retirement living building with 50 apartments, associated communal lounge, house manager's office, external enclosed refuse and electric scooter/cycle stores and sub-station; erection of a pair of detached dwellings; improved vehicular access and new pedestrian access to Winchester Road, internal roads, car parking and hard and soft landscaping.

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

If this development is supported the 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 18 affordable homes based on 52 proposed dwellings overall.

The Planning Statement and associated Financial Viability Assessment submits evidence to justify that the provision of policy compliant affordable housing would have an unacceptable impact on the viability of the scheme. We await the outcome of a review of this information to determine the affordable housing position.

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

Kind regards

Ivy Buncombe
Housing Enabling Specialist