

MEMORANDUM

From: Housing Enabling Specialist	To: Gary Osmond
Author: Ivy Buncombe Ext: 8237	Email: gary.osmond@eastleigh.gov.uk
Date: 15 th October 2025	
My Ref: O/25/99534	Yr Ref: O/25/99534

RE: LAND AT DENHAMS CORNER, SNAKEMOOR LANE, EASTLEIGH, SO32 2BW
Outline application for up to 150 dwellings including 40% affordable housing, with vehicle and cycle accesses from Snakemoor Lane, pedestrian/cycle access from Botley Road, sustainable transport hub, public open space and play area, and associated infrastructure and landscaping (all matters reserved except for access).

Thank you for your recent consultation in relation to the above named outline application enquiry. I have set out below the policy position on affordable housing requirements.

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 53 affordable homes based on 150 dwellings overall.

We would generally expect the affordable housing mix to be broadly reflective of the total housing being provided on the site and the affordable units to be split 65%/35% between rented and low-cost home ownership. This would equate to 34 homes for rent and 19 homes for low-cost home ownership. The affordable homes should be interspersed within the open market homes.

It should be noted that we would expect that the affordable 2-bedroom accommodation would house 4 persons, and the 3-bedroom accommodation able to house a mix of 5 and 6 people. This is to ensure that we can meet the needs of those applicants awaiting housing from our housing register and to provide long-term homes.

The Affordable Housing SPD aligns with Local Plan Policy DM29, Dwellings with higher access standards. As a result the Council will seek for all new affordable housing to be built to Part M4(2) standard (Accessible and adaptable dwellings). As this would be a major development of 40 residential dwellings and above there would also be a requirement for at least 1 dwelling or 8% (if higher number) of all affordable housing meeting Part M4(3) (2)(b) standard for wheelchair accessible dwellings.

The proposal within the outline application to provide 40% on-site affordable housing provision (up to 60 dwellings) with a tenure split of 65% affordable rent and 35% shared ownership exceeds the above policy position and is therefore supported.

Whilst we are therefore supportive of the proposed number and mix of affordable housing provision proposed, we have some reservations regarding the location of the site in relation to local amenities/facilities and regular public transport connections. Applicants must have a gross household annual income of less than £55,000 to qualify to join Eastleigh Borough Council's housing register (Hampshire Home Choice) through which affordable rented units are allocated. By nature households occupying affordable housing units are more likely to be living on lower incomes with local access to facilities and public transport links therefore a key consideration.

If this site is progressed, we would recommend that as the detail of the scheme evolves, the developer has a dialogue with a Registered Provider to ensure that the affordable units meet the required standards.

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