

MEMORANDUM

From: Housing Enabling Specialist	To: Summer Sharpe
Author: Mary Stribling	Email: Summer.sharpe@eastleigh.gov.uk
Ext: 8421	
Date: 20 th December 23	
My Ref: O/23/96432	Yr Ref: O/23/96432

RE: Outline application for residential development of up to 34 dwellings and associated infrastructure (access only to be considered).

Land to the west of Cobbett Way, Land Off Cobbett Way, Botley

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

The submitted information details that the application is seeking to establish the principle of developing the site for up to 34 dwellings and access only with all other matters of detail reserved for subsequent determination.

If the principle of developing the site for up to 34 dwellings is supported, the site would be a qualifying site for affordable housing provision. In line with our updated (December 2023) adopted Affordable Housing SPD it would need to provide 35%, which would equate to 12 affordable homes based on 34 dwellings overall. The accompanying information advises that policy compliant affordable housing would be provided with the detail to be agreed at submission of a reserved matters application.

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 8No homes for rent and 4No homes for low-cost home ownership. The affordable homes should be interspersed within the open market homes in clusters of no more than 10-15 dwellings.

We are in a transitional period with our Local Plan in relation to First Homes, therefore we are seeking for this tenure to be provided within the 35% low-cost homeownership proportion. This would mean a requirement of 25% of the shared ownership (4No homes) as First Homes which would equate to 3No homes with the balance of 1No homes being provided for Shared Ownership. However, we are taking a flexible approach on this and would consider all 4No homes for shared ownership.

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

Local Plan Policy DM 29, Dwellings with higher access standards is detailed as being relevant to the proposal. In particular, with regard to the construction of affordable housing, the Council will seek the following:

- All new affordable housing to be built to Part M4(2) standard (Accessible and adaptable dwellings). 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.

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

Mary Stribling
Housing Enabling Specialist