

MEMORANDUM

From: Housing Enabling Specialist	To: Rebecca Altman
Author: Mary Stribling	Email: Rebecca.altman@eastleigh.gov.uk
Ext: 8421	
Date: 4 th November 24	
My Ref: RM/24/98388	Yr Ref: RM/24/98388

RE: Reserved matters relating to layout, scale, appearance and landscaping of the proposed development pursuant to outline permission O/19/86980 for the construction of 49 no residential dwellings.

Land West of Allbrook Way, Knowle Hill, Eastleigh SO50 4LZ

Thank you for your recent consultation request for the above 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 on the basis of 49 units overall would equate to 17No affordable homes.

We would expect the affordable units to be split 65/35% between rented and shared ownership respectively. This would equate to 11No rented homes and 6No for shared ownership which is acknowledged by the applicant.

We would expect the affordable housing mix to be broadly reflective of the total housing being provided on the site. In our recent correspondence we advised that we had some concerns with the proposed mix of affordable homes and were looking for this to be reviewed to better align with earlier proposals from November 2023. The mix at this time provided a good mix of sizes to meet a range of needs.

Whilst there has been a reduction in overall numbers and therefore a reduction in the affordable provision by 1No home the proposed mix has also changed is now weighted towards 1 and 2 bedroom provision. 65% of the affordable homes are either 1 or 2 bedroom homes resulting in a reduction of the proposed 3 bedroom homes and there are no 4 bedroom homes proposed within the affordable provision.

The current proposals are as follows:

A/Rent	2No 1 beds / 5No 2 beds / 4No 3 beds
SO	1No 1 bed / 3No 2 beds / 2No 3 beds.

The open market dwelling mix is made up of 9No 2 beds / 17No 3 bed and 6No 4 beds and of these 72% are either 3 or 4 bedrooms.

We need to meet a range of housing need and whilst we are actively seeking some 1 bedroom provision on sites we would in this instance having regard to the overall number of affordable homes due only support the provision of a maximum of two 1 bedroom homes. We would also be seeking for at least one 4 bedroom home for rent.

The planning statement at 7.31 makes reference to Policy DM29 and in para 7.32 reference is made to “each dwelling achieving sufficient internal living space which meets that of NDSS”. Also “each dwelling has its own private and high quality external amenity space, compliant with

local policy requirements. Specifically, this demonstrates that 100% of the proposed units meet M4(2) and meet the criteria for M4(3)".

Meeting M4(2) is welcomed as this is also a requirement within the Affordable Housing SPD which is also recognised in 7.33. However, I am not clear of the intention in respect of M4(3).

Policy DM29 1.b. sets out two criteria in relation to this standard one for market housing:

i whereby at least 2 or 7% (if higher number) should meet Part M4(3) (2) (a) standard for wheelchair adaptable dwellings

and the other for affordable housing whereby

ii at least 1 or 8%, (if higher number) of all affordable housing should meet Part M4(3) (2) (b) wheelchair accessible dwellings.

On the planning layout schedule there are 2No market homes detailed as "BUZZARD M4(3) and also 2No affordable detailed as ROBIN GF M4(3) and JAY M4(3) respectively. This would appear to support policy DM29 M4(3) element (and provide 1No extra affordable home to this standard). However, for the affordable provision the standard requires the homes to be suitable for a wheelchair user on completion. I would therefore welcome further clarity on this as the two proposed affordable plots have standard internal layouts proposed.

Please let me know if you wish to discuss any of the above in further detail.

Kind Regards

Mary Stribling
Housing Enabling Specialist