

MEMORANDUM

From: Housing Enabling Specialist	To: Clare Martin
Author: Mary Stribling	Email: Clare.Martin@eastleigh.gov.uk
Ext: 8421	
Date: 14 th January 25	
My Ref: O/24/98619	Yr Ref: Q/23/98619

RE: Outline application with all matters reserved (apart from access) for the construction of up to 245 dwellings (Use Class C3) and up to 350sqm multi-functional building (Use Class E - commercial, business or service or Use Class F2 - Community), with associated open space and play area, landscaping, SuDS, infrastructure, mobility hub and vehicular access off Mortimers Lane.

Land south of Mortimer's Lane, Fair Oak

Thank you for your recent consultation in relation to the above-outline 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 86 affordable homes based on 245 dwellings overall. The planning statement at Paragraph 4.4 advises that policy compliant 35% affordable housing will be provided on site in accordance with Policy DM28.

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 56No homes for rent and 30No 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.

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.

Local Plan Policy DM 29, Dwellings with higher access standards is detailed as being relevant to the proposal in the Planning Statement. 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.
- For major new-build developments of 40 or more residential units: A target of at least 1 dwelling or 8% (if higher number) of new affordable housing to be built to Part M4(3)(2)(b) standard for wheelchair accessible dwellings. These homes would need to be ground floor accommodation with their own private entrances. We would expect these to be provided for rent.

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