

MEMORANDUM

From: Housing Enabling Officer

To: Clare Martin

Author: Mary Stribling

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Ext: 8421

Date: 10th February 21

My Ref: F/20/89488

Yr Ref: F/20/89488

RE: Residential development of 61 no. dwellings, with associated public open space, landscaping and amenity areas with access off Satchell Lane.

Land at Satchell Lane, Hamble-Le-Rice

Thank you for your recent memorandum regarding the above planning application.

As correctly identified by the applicant, 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 based on 61 units overall would equate to 21 affordable homes.

The affordable provision being proposed accords with our tenure requirements of 65% rent (14No homes) and 35% Shared Ownership (7No homes).

We would generally expect the affordable housing mix to be broadly reflective of the total housing being provided on the site.

The mix of affordable homes is proposed as follows:

Rent	Shared Ownership
2No 1 bed flats	
2No 2 bed flats	
4No 2 bed houses	3No 2 bed houses
6No 3 bed houses	4No 3 bed houses
Total 14 homes	Total 7 homes

The affordable mix does not reflect any of the market housing as all 40 homes are detailed as being 4 bed provision on the House Type Key Plan. I note however, that House Type K & L floor plans denote these as being 5 bedroom homes (5 plots detailed on these plans).

Whilst the affordable does provide a range of accommodation given the proposed market provision, I would expect the affordable proposals to include at least 1No 4 bedroom house (able to accommodate a minimum of 6 people) for rent. I would therefore suggest that this be achieved by reducing the number of 3 bed houses by one to five.

We would expect that the affordable provision particularly for rent would meet a range of needs for those awaiting housing from the register. We would expect any 2 bed flats proposed to house 3 or 4 people, 2 bed houses to house 4 people and any 3 beds to house 5 or 6 people. I would therefore request confirmation as to the numbers of people that the proposed affordable homes can accommodate.

The affordable housing dwellings must be built to Lifetime Homes Standards in line with our Affordable Housing SPD (equivalent to Building Regulations Part M category 2).

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.

Kind Regards

Mary Stribling
Housing Enabling Officer