

MEMORANDUM

From: Housing Enabling Specialist

To: Andy Grandfield

Author: Mary Stribling

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Ext: 8421

Date: 12th November 2018

My Ref: O/18/84191

Yr Ref: O/18/84191

RE: Outline consent, with all matters reserved except means of access, for the relocation of cricket pitch off-site and improvements to existing bowls and football facilities on site to enable the erection of up to 148 residential dwellings (Use Class C3) with new vehicular access, car parking, work to highways, landscaping, and other associated works. The application also seeks the demolition of non-original extensions to Sydney Lodge and redundant factory buildings.

GE Aviation, Kings Avenue, Hamble-Le-Rice, Southampton, SO31 4NF

Thank you for your recent memorandum regarding the above named 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 148 dwellings overall would equate to 52 affordable homes.

The applicant is advising that there are viability issues and as a result the scheme would only be able to provide 30 affordable homes which equates to 20% provision.

We would expect the affordable housing to be a representative mix of the market housing.

In light of the Welfare Reform Act we would be actively seeking some 1 bed affordable housing provision on this site which would need to be provided for rent.

In order to ensure that we meet the needs of those awaiting housing the 2 bed homes need to be able to accommodate 4 persons and the 3 bed homes need to accommodate up to 6 persons

We would require the tenure of the affordable homes to be split 65% rented and 35% Shared Ownership. There will need to be agreement on the homes allocated to Shared Ownership based on demand and affordability. On the basis of 30 homes this would equate to 20No for rent and 10No for shared ownership.

The affordable dwellings must be built to Lifetime Homes Standards in line with our Affordable Housing SPD and we would also require 3%, (1 unit on the basis of the above indicative numbers) to be built to Wheelchair Accessible Standards(homes that are designed specifically for wheelchair users to live in). We would expect this to be 2 bedroom ground floor home, ideally with its own entrance doors.

The affordable units should be pepper-potted throughout the development in clusters of no more than 10-15 units and if developed in phases each phase should deliver a pro rata proportion of the overall level of affordable housing.

We would recommend that as the detail of the scheme evolves, the developer has a dialogue with a Registered Provider so as to ensure that the affordable units meet the HCA required standards as well as those of the provider.

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

Kind Regards

Mary Stribling
Housing Enabling Specialist