Online Comment

Application	H05-1183-16
Location	50 FLEET ROAD FLEET SPALDING PE12 8LA
Proposal	Residential development - 55 dwellings including demolition of existing house

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Name	Angela Doherty
Address	Housing Strategy
Date Submitted	05-12-16
For/Against	Comments

If the development is permitted the council will require 1/3 of the development to be provided as affordable housing to meet district wide housing needs. Affordable housing has the meaning as defined in Annex 2 of the National Planning Policy Framework 2012 or any amendment or supplemental guidance issued thereof.

The type and tenure of the affordable homes should be discussed and agreed with the Council. It would be preferable for there to be a mix of affordable types, sizes and tenure and should be secured through a s106 agreement. The s106 agreement should include an agreed affordable housing scheme detailing the tenure split, property types and sizes, plot numbers, internal floor areas, design standards and the phasing of the affordable housing units, although I appreciate the detail may not be known at outline application stage.

It would be preferable for the homes to be built to the 'National Space Standards'. As a minimum the affordable homes should be built to the former Housing Corporation Design and Quality standards which for this development would be at least: 1 beds at 45sqm, 2 beds at 67sqm, 3 beds at 82sqm and 4 beds at 95sqm.

Ideally the affordable housing should be spread proportionately across the scheme to enable a mixed and sustainable community.