# Online Comment

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| **Application** | H13-1280-16 |
| **Location** | South of Roman Road Moulton Chapel Spalding PE12 0XQ |
| **Proposal** | Demolition of garage buildings and residential development of up to 78 dwellings including vehicular access |

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| **Name** | Angela Doherty |
| **Address** | Housing Strategy |
| **Date Submitted** | 22-12-16 |
| **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 the affordable housing to 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 2 person 45sqm
2 beds 4 person 67sqm
3 bed 5 person 82sqm
4 bed 6 person 95sqm.

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