Online Comment

Application	H16-0421-16
Location	80 COMMERCIAL ROAD SPALDING LINCOLNSHIRE PE11 2HE
Proposal	Demolition of existing buildings and erection of a development of 19 flats along with landscaping, car park and associated works.

Name	Angela Doherty
Address	Housing Strategy
Date Submitted	19-05-16
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.

For a flatted development it would be appropriate for the affordable units to be provided for affordable rent and comprising of 4 x 1 bed and 2 x 2 bed.

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.

Ideally the affordable housing should be spread proportionately across the scheme to enable a mixed and sustainable community, however this is not manageable in a flatted development. Here, it would be more appropriate for the 6 units of affordable housing to be together in a block with the same communal areas for ease of management.