Online Comment

Application	H16-1083-16
Location	EMG Hyundai 2 St Johns Road Spalding PE11 1JA
Proposal	Demolition of existing properties and erection of 48 residential dwellings with associated access, hard landscaping, soft landscaping and parking

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Name	Angela Doherty
Address	Housing Strategy
Date Submitted	14-11-16
For/Against	Comments

The addition of these new homes in a central Spalding location utilising brownfield land is welcomed. 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.

The affordable homes should be built to the minimum HQI design standards.

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