

Obligation No.	Planning Obligation			Regulation 122 Assessment
	Detail	Amounts (s)	Trigger Points (s)	

1.	<p>Affordable Housing:</p> <p>Submission of an Affordable Housing Scheme which should identify the mix, location, and tenure of 19 no. affordable dwellings to be provided on site.</p> <p>Or</p> <p>A mixture of on and off-site affordable housing provision, including with an appropriate commuted sum for the off-site provision to be agreed.</p>	22% in accordance with policy CSD1	<p>Affordable units to be constructed and transferred to a registered provider before occupation of 50% of the general market housing units.</p> <p>Or</p> <p>Any agreed commuted sums to be paid prior to the occupation of 25% of the general market dwellings on site.</p>	<p>Necessary as would provide housing for those who are not able to rent or buy on the open market pursuant to CSD1 of the Core Strategy Review (2022) and guidance in the NPPF.</p> <p>Directly related as the affordable housing would be provided on-site in conjunction with open market housing.</p> <p>Fairly and reasonably related in scale and kind as based on a proportion of the total number of housing units to be provided.</p>
----	--	------------------------------------	---	--

2.	Custom Build. 4 units.	5% in accordance with policy HB4.		<p>Necessary as would provide custom build units pursuant to HB4 of the PPLP (2020) and guidance in the NPPF.</p> <p>Directly related as the custom build housing would be provided on-site in conjunction with open market housing.</p> <p>Fairly and reasonably related in scale and kind as based on a proportion of the total number of housing units to be provided.</p>
3.	<p>Open Space: Maintenance & Off- site provision</p> <p>Equipped Play Areas</p>	<p>£39,843.83 6,200 sq. m (per person – based upon 2.4 people per dwelling)</p> <p>£55,554.30 Based 65 dwellings (the remaining 21 units are 1 bed units) and £280.50 per person</p>	Upon occupation of 50% of the dwellings.	<p>Necessary as open space is required to meet the demand that would be generated and must be maintained in order to continue to meet that demand pursuant to policy C3 of the PPLP and guidance in the NPPF.</p> <p>Directly related as occupiers will use open space and the facilities to be provided would be available to them.</p> <p>Fairly and reasonably related in scale and kind considering the extent of the development and the number of occupiers and the extent of the facilities to be provided and maintained.</p>

4.	<p>Secondary Education:</p> <p>Towards the expansion of selective and non-selective secondary schools in Folkestone & Hythe District</p>	<p>£239,817.24</p> <p>£4,450.00 per applicable house and £1,135.00 per applicable flat</p>	<p>33% of the contribution prior to commencement, 33% upon occupation of 25% of the dwellings and 34% upon occupation of 50% of the dwellings</p>	<p>Necessary as there is no spare capacity at any secondary school in the vicinity and pursuant to policy SS5 of the Core Strategy Review and KCC's 'Development and Infrastructure – Creating Quality Places' and guidance in the NPPF.</p> <p>Directly related as children of occupiers will attend secondary school and the facilities to be funded would be available to them.</p> <p>Fairly and reasonably related in scale and kind considering the extent of the development and because the amount has taken into account the estimated number of pupils and is based on the number of dwellings.</p>
5.	<p>NHS – Healthcare Services provided in the community.</p> <p>Towards refurbishment, reconfiguration and/or extension of existing general practice and other healthcare premises covering the area of development or</p>	<p>£71,784</p>	<p>Upon occupation of 50% of the dwellings.</p>	<p>Necessary to increase capacity to meet the demand that would be generated by the development pursuant to policy SS5 of the Core Strategy Review and guidance in the NPPF.</p> <p>Directly related as occupiers will use healthcare facilities and the facilities to be funded will be available to them.</p> <p>Fairly and reasonably related in scale and kind considering the extent of the development and because the amount has been calculated based on the estimated number of occupiers.</p>

	<p>new premises for general practice or healthcare services provided in the community in line with the healthcare infrastructure strategy for the area.</p>			
6.	<p>Highways – Parking Restrictions and Footway Connection</p> <p>Extend Double Yellow Lines along Cheriton Highstreet up to the entrance to the Holiday Inn Hotel</p> <p>Provide crossing point across Cheriton High Street</p>	N/A	To be completed prior to first occupation of any part of the development	<p>Necessary to prevent overspill parking from the development onto the public highway in accordance with the requirements of the NPPF.</p> <p>Directly related as the restrictions would prevent overspill parking from occupants and visitors to the development in this location.</p> <p>Fairly and reasonably related in scale and kind as based on the anticipated impact on the highway as a result of the proposed parking on site to serve the development.</p>

