

15th May 2024

DRAFT HEADS OF TERMS – LAND OFF SHAWE PARK ROAD, KINGLEY HOLT

The submitted application proposes the erection of 4no. bungalows whose occupancy is to be restricted to persons aged 55 and over.

The National Planning Policy Framework confirms that planning obligations should only be sought where they met all of the following tests:

- a) necessary to make the development acceptable in planning terms
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.

The proposed occupancy restriction for the bungalows accords with the objectives of policies SS10 and H1 of the Local Plan in delivering a wide range of housing to meet local needs and is considered to meet the tests for planning obligations as set out above.

The applicant hereby commits to entering into a S106 Obligation to secure the following:

- Restriction on the occupancy of the bungalows to persons aged over 55.

We would welcome further discussions in respect of the planning obligation as the application progresses.

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