

S106 Draft Heads of Terms

Land Adjacent Greenhill,
The Orchard,
Huyton,
Knowsley
L36 5UZ

February 2022

1. Introduction

- 1.1. The Applicant has engaged in pre-application discussions with Knowsley Metropolitan Borough Council (KMBC) to establish the planning obligations that may be required in relation to the development proposals which are the subject of this planning application.
- 1.2. This document sets out a first draft of the heads of terms for a section 106 agreement in relation to the proposed development at Land Adjacent Greenhill, The Orchard, Huyton, Knowsley L36 5UZ.
- 1.3. These draft heads of terms are to be discussed with the Local Planning Authorities and other key stakeholders during the consideration of the planning application. The need and justification for the draft obligations, together with the extent to which the draft obligations satisfy the statutory and policy tests in respect of the proposed development, is subject to further review. As such this document is

necessarily submitted on a 'without prejudice' basis and is subject to contract at this time.

2. Proposed Draft Heads of Terms for Planning Obligations

2.1. The draft heads of terms set out below are intended to provide a basis for negotiations and a finalisation of appropriate obligations.

3. Obligations with Knowsley Metropolitan Borough Council

4. Greenspace and Trees

4.1. In accordance with Policy CS21(Greenspaces and Trees) and CS27 (Planning for and Paying for New Infrastructure) of the Knowsley Local Plan Core Strategy, a sum of £32,300 (thirty two thousand and three hundred pounds) is to be paid towards off-site open space improvements within the local area.