

S106 Draft Heads of Terms, Land off Rosemount Avenue Preesall.

Subject to legal tests the applicant will be offering potential commuted sums / inclusion within the S106 for the following;

- NHS Healthcare
- Green Infrastructure Payment – in lieu of full provision on site (see submitted 'GI Calculator' and workings below
- Education Contribution (Primary and Secondary) payable to Lancashire County Council should there be an identified need
- 30% Affordable Housing Provision on Site – as per wording agreed with Wyre Council on recent application 23/00338/FULMAJ

GI Contribution

Development requirement – 0.44ha

Development Provides (as per GI Plan) – 0.18ha

Scheme deficiency 0.25ha / 56% deficient

Committed sum off site generated by 53 units (dwelling type known) - £218,350.80.

56% of the above sum = £122,276.45 which is being offered to make up the shortfall.