

Appendix 1

Heads of Terms for s106 Agreement

s106 Terms - Development Contribution, Infrastructure Provision and/or Affordable Housing	Amount	Trigger for Payment
<p>Delivery of Affordable Housing.</p> <p>70% Shared Ownership:</p> <ul style="list-style-type: none"> • 1 Bed - 45 • 2 Bed - 36 <p>Total = 81 flats</p> <p>30% Rented:</p> <ul style="list-style-type: none"> • Studio - 2 • 1 Bed - 18 • 2 Bed - 15 <p>Total = 35</p>	<p>30.7% Total - 116</p>	<p>In accordance with the approved phasing plan.</p> <p>Rent ideally based on Local Housing Allowance (LHA).</p>
<p>Highway Contribution</p> <ul style="list-style-type: none"> • Survey Costs and implementation of extension to Controlled Parking Zone (CPZ) • Contribution to Railway Approach public realm enhancements. • Provision of cycle path and Toucan crossings south of the application site. 	<p>£60k</p> <p>£168k</p> <p>Development cost</p>	<p>Following the occupation of the 100th apartment.</p> <p>In accordance with the approved phasing plan.</p>
<p>Implementation of Travel Plan Measures and subsequent Monitoring.</p>	<p>Development Cost (approx. £136k)</p>	<p>In accordance with the approved phasing plan.</p>
<p>Implementation of on-site Air Quality Measures and/or contribution.</p>	<p>£160K</p>	<p>In accordance with the approved phasing plan or following completion of development if financial payment is due.</p>
<p>Off-site recreational/leisure provision</p>	<p>£100k</p>	<p>Upon the occupation of the 100th apartment.</p>
<p>Public access through the site at all times. Provision of Management Company for areas of public realm and open space.</p>	<p>N/A</p>	<p>Following completion of the development.</p>