

## Appendix 4

### 33-35 MONIER ROAD – HEADS OF TERMS - highlighting the obligations that have been amended by the DOVs.

#### 1. Affordable Housing – The following affordable housing units shall be provided

	1 bed/2 person units	2 bed/4 person units	3 bed/5 person units	Total number of units
Intermediate Units	4	3	1	8
Affordable Rented Housing Units	4	2	3	9

There shall be no viability review.

2. **Car Club** – One car club space shall be provided in a location to be agreed with LLDC. The car club space shall be operated for the lifetime of the development and the occupation of each residential or commercial unit shall be offered free membership.
3. **Restriction on On-Street Parking Permits** - Owners and occupiers are restricted from applying or obtaining an on-street parking permit.
4. **Electric Charging Points** - Not less than 20% of the residential parking spaces shall have electric charging points and not less than 20% of the residential parking spaces shall have passive provision.
5. **Highway Works** – Highway works shall be carried out for the improvements and alterations to the public highway and public footway at the Site including: 1. Monier Road, 2. Smeed Road and 3. Remus Road.
6. **Blue Badges** – Two blue badge spaces shall be provided on site or the adjacent highway.
7. **Parking Review** – Reasonable endeavours shall be used to secure off site street servicing and wheelchair parking.
8. **Travel Plan** - A travel plan is required for approval by the LPA which appoints a travel plan monitoring officer who shall implement the travel plan during the lifetime of the development.
9. **Workspace** - A workspace strategy to provide how the workspace will be marketed to local businesses. Unit B shall be offered as affordable workspace and offered at an average of £11.25 per square foot (excluding utility bills), which equates to a 25% discounted market rate, for a period of five years
10. **Local Labour and Local Business** – Reasonable endeavours shall be used to secure local labour and local business.
11. **District Heating Network** - Reasonable endeavours shall be used to: connect all buildings to the District Energy Network; or where this is not possible the Local CHP Plant; or where both are not possible make a financial contribution towards offset solutions.

12. **Reduction of Energy Demand** - Reasonable endeavours shall be used to encourage occupiers to reduce their energy usage.
13. **Design Monitoring** – Design monitoring costs of £25,000 shall be paid in the event that the architect is not retained.
14. **Public Open Space** – The public open space and play areas shall be delivered and managed in accordance with the delivery scheme approved by LLDC.