

Appendix 1: Key obligations within the Planning Permission's section 106 agreement

Obligation	Details
Transport and Highways	<p>A sum of £1,781,400 for</p> <ul style="list-style-type: none"> - New bus services - New Cycle and Pedestrian routes - Establishment and promotion of a Car Club <p>Paid on a phased basis linked to the completion of the number of units.</p> <p>-</p>
Carbon off-set contribution	<ul style="list-style-type: none"> - Pay an Estimated Carbon Off-Setting contribution prior to the commencement of each plot.
Heybourne Park Improvement Contributions	<ul style="list-style-type: none"> - Pay a contribution of £2,000,000 (index linked)
Employment, Recruitment and training	<ul style="list-style-type: none"> - Pay £711,420 towards skills and employment purposes – to provide employment and training initiatives for residents of the Grahame Park Estate, support the economic prospects of the residents of the Grahame Park Estate and deliver improvement to the old library situated on the Estate. - Provide a number of apprenticeships, places for progression into work, work experience opportunities, student site visits, student workshops, with a 10% local labour target and incorporating into the supply chain at least 10 local suppliers (within Barnet). - Submit an Employment and Skills Strategy for each phase.
Health Care contribution	<ul style="list-style-type: none"> - Construct a new health centre or pay a Contribution of £2,762m (index linked)
Affordable Housing	<ul style="list-style-type: none"> - The provision of 50% by habitable rooms to be Affordable Housing Units with a tenure split by habitable room of 38 percent Low-Cost Rent Housing and 62 percent Intermediate Housing - Submit an Affordable Housing Outline Scheme with each RMA and not commence development on an outline plot until the

	<p>Council has approved the Affordable Housing Outline Scheme for that plot.</p> <ul style="list-style-type: none"> - Prior to Occupation of 50% of the Private Residential Units within each Outline Plot, transfer the Affordable Housing Units to the Council or the relevant Registered Provider (as applicable).
Viability Reassessment	<ul style="list-style-type: none"> - Carry out Early-Stage Review, First Mid Stage Review, Second Mid Stage Review and Late Stage Review to confirm whether any further Low Cost Rent Housing or Additional Affordable Housing can be provided.
Community Centre	<ul style="list-style-type: none"> - Provide a new community centre.
Nursery	<ul style="list-style-type: none"> - Provide a new nursery.
District heating network	<ul style="list-style-type: none"> - Prior to Commencement of Development of each Development Plot the developer shall submit a Statement to the Council for approval in writing on how it can be connected to a district heating system or a potential district heating system if not in operation at the time.

Note that not all obligations are set out in this table.