

### Appendix 4 Summary of Section 106 Agreement

- A detailed phasing plan is to be submitted.
- Travel Plans for each phase will be submitted.
- Future connectivity with a district heating network will be designed in.
- There will be an employment strategy aimed at getting local labour contracted on the demolition and construction works.
- As part of the Construction and Environment Management Plan there will be monthly meetings with residents and construction traffic routes will be agreed.
- In connection with Phase 1, Pelham Tower is to be demolished within 2 years and a crèche is to be provided within 3 years following the occupation of the new college building.
- There is a Percent for Art requirement.
- Various highway works and arrangements for walkways and the Phase 1 public square are specified.
- Prior to commencement of Phase 2a various sums are payable in respect of open space, sport and recreation and sustainable transport.
- Save for disabled provision all of the student housing will be car free.
- Prior to commencement of Phase 2b various sums are payable in respect of education, open space, sport and recreation and sustainable transport.
- There will be a minimum 20% affordable housing.
- Save for disabled units all of the housing will be car free.
- Claw back mechanism related to the sale value of the Phase 2a and Phase 2b sites, with potential for increased financial payments if the sale value is over a certain figure.

