

## **DRAFT HEADS OF TERMS FOR LEGAL AGREEMENT**

### **1. TRAVEL PLAN**

- 1.1 Prior to Occupation the Developer shall nominate a Travel Plan Co-ordinator who shall be responsible for overseeing the implementation of the Travel Plan in respect of the Development
- 1.2 The Developer shall implement the Travel Plan during the life of the Development commencing on first Occupation
- 1.3 Prior to Occupation the Developer shall pay the initial Travel Plan Monitoring contribution of £2500, with 4 further contributions (each £2500) payable annually.

### **2. LOCAL EMPLOYMENT INITIATIVE**

- 2.1 The Developer shall use reasonable endeavours to enter into a partnership with the Job Centre Plus not less than 6 months prior to Occupation
- 2.2 The aims of the partnership to be established pursuant to paragraph 6.1 shall be:
  - (a) to set up a candidate selection panel to select appropriate candidates for recruitment through the local Job Centre;
  - (b) to offer pre-interview advice to prospective candidates before the selection process;
- 2.3 Candidates assessed by the Developer and meeting the Developer's selection criteria, shall be offered a job within the Store, subject to the availability of in-store jobs appropriate to a selected candidate.

### **3. CAR PARK MANAGEMENT**

- 3.1 The Developer shall not first Occupy the Store until it has submitted to and obtained the approval of the Council to a Car Park Management Strategy.
- 3.2 The parties agree that the Car Park Management Strategy shall not require the Developer to provide free parking for periods in excess of the Time Limit unless otherwise agreed by the Developer.
- 3.3 The Developer shall implement the Car Park Management Strategy during the life of the Development.

### **4. TOWN CENTRE IMPROVEMENTS**

- 4.1 The Developer shall pay the Town Centre Improvements contribution not less than six months prior to first Occupying the Store.
- 4.2 The Town Centre Improvements contribution shall be used strictly for public realm works in Sandiacre town centre, in broad accord with plan H/1146/02 enclosed at Schedule X. The Town Centre Improvements contribution shall not exceed £320,000 and the Developer shall take an active involvement in the procurement process.

**5. PUBLIC TRANSPORT CONTRIBUTION**

5.1 The Developer shall pay the Public Transport Contribution which shall be used to support public transport services which serve and pass through Sandiacre town centre.

5.2 The Public Transport Contribution shall be in the sum of £300,000 made payable to Derbyshire County Council. The sum shall be paid in five annual instalments of £60,000, with the initial Public Transport Contribution being payable not less than six months prior to first Occupying the Store.

**6. NOTTINGHAMSHIRE TRANSPORT CONTRIBUTION**

6.1 The Developer shall pay the Nottinghamshire Transport Contribution which shall be used to support works to adjust and revalidate the existing traffic signals at the junction of Nottingham Road / Church Street / Toton Lane.

6.2 The Nottinghamshire Transport Contribution shall be in the sum of £3,500 made payable to Nottinghamshire County Council. The sum shall be payable not less than six months prior to first Occupying the Store.

**7. PUBLIC ART CONTRIBUTION**

7.1 The Developer shall pay the Public Art Contribution which shall be used to support the provision of public art within either the Site or on a location to be determined within Sandiacre Town Centre.

7.2 The Public Art Contribution shall be in the sum of £10,000 made payable not less than six months prior to first Occupying the Store.

**8. CCTV CONTRIBUTION**

8.1 The Developer shall pay the CCTV Contribution which shall be used to support the development of CCTV coverage in Sandiacre town centre.

8.2 The CCTV Contribution shall be in the sum of £10,000 made payable to Erewash Borough Council. The sum shall be paid in two annual instalments of £5,000, with the initial CCTV Contribution being payable not less than six months prior to first Occupying the Store.

**9. TRAFFIC REGULATION ORDER CONTRIBUTION**

9.1 The Developer shall pay the Traffic Regulation Order Contribution which shall be used to support the costs of promoting revisions to Traffic Regulation Orders in respect of on-street parking on Station Road in Sandiacre.

9.2 The Traffic Regulation Order Contribution shall not exceed £3,000, and this shall be made payable to Derbyshire County Council. The sum shall be paid not less than six months prior to first Occupying the Store.