

22/1945/FUL – Langleybury - Heads of Terms – Appendix C

1 Key Terms

Parties	Three Rivers District Council (the Council) Ralph Trustees Limited (RTL)
Indexation from date of the agreement	BCIS for all works related contributions RPI for monitoring
Commencement	S.56(4) material operations
Occupation	Occupation other than for fitting out, security or marketing purposes
Expert Determination	Owner entitled to treat a matter as in dispute where not agreed within 20 Working Days of submission (deemed dispute, not deemed approval)

2 Obligations

Obligation	Requirement	Trigger
Facilities		
Education Facility (EF) containing the Propeller Stages (building reference 05-01 as shown on plan reference 2107-IFDO-00-RF-DR-A-1005 Rev R (Masterplan Overview))	Provide the EF - total floorspace of 1600sqm of studio space (which shall include two x 371sqm/4000sqft soundstages (the Propeller Stages)) PC to Category C standard Specification TBC To be operated in accordance with the TMP.	Completed and ready for first use 3 years from first use of the site for filming in connection with this planning permission and in any event prior to first occupation of the craft zone buildings, support space, studios and backlot (any development outside of that secured by delivery of development obligation)
Training and Management Plan (TMP) The EF shall only be occupied and operated in accordance with a TMP to be submitted to and approved in writing by the Council TMP to provide details for approval of how the Propeller Stages will provide educational training opportunities for students seeking	The TMP submitted for approval to the Council shall include: <ul style="list-style-type: none"> % financial discounts proposed to be offered to occupiers of the EF per sqm measured against the £ per sqm charged for comparable floorspace of other buildings on the Site % of paid placements working on site as part of any one production who are in full or part time education (undertaking courses related to the film industry) 	Approved prior to commencement of development Ongoing for the lifetime of the development, subject to such amendments as the parties may from time to time agree

Obligation	Requirement	Trigger
<p>employment and to deliver the Propeller Stage Education Objectives</p>	<ul style="list-style-type: none"> • % of persons who each production will be required to offer work experience opportunities to • information to be included in the Annual TMP Monitoring Report • details of how placements set out in the Propeller Stage Education Objectives will be first made available to the University of Hertfordshire and the Hertfordshire LEP Film and Screen Advisory Board, before being offered to alternative education facilities/providers <p>Delivery Obligation</p> <p>Use reasonable endeavours to deliver the annual Propeller Stage Education Objectives in full within 3 years of first occupation of the EF and thereafter to continue to use reasonable endeavours to deliver those objectives annually in full.</p> <p>Propeller Stage Education Objectives (per annum)</p> <ul style="list-style-type: none"> • 882 paid placements (feature films); • 882 work experience opportunities (feature films). Based upon an average 6-week duration, this translates to 5,292 person-weeks; • 92 paid placements (short form); and • 92 work experience opportunities (short form). <p>Based upon an average 1-week duration, this translates to 92 person-weeks.</p> <p>Annual TMP Monitoring Report</p> <p>To submit an annual monitoring report to the Council setting out:</p> <ul style="list-style-type: none"> • the performance of the EF against the TMP; 	

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	<ul style="list-style-type: none"> • the performance of the EF against the Propeller Stage Education Objectives; and • details of how the Propeller Stage Education Objectives will be met over the next annual monitoring period <p>TMP Remedial Steps</p> <p>If the Annual TMP Monitoring Report discloses a failure to meet the TMP or Propeller Stage Education Objectives, then to deliver with the Annual TMP Monitoring Report for approval by the Council:</p> <ul style="list-style-type: none"> • an action plan for the following year, which sets out the proposed steps to be implemented which shall be intended to deliver over the next 12 months the Propeller Stage Education Objectives (including but not limited to increased % financial discounts proposed to be offered to occupiers of the EF) <p>If the Propeller Stage Education Objectives have not been met after 3 years from first occupation of the EF then the Council may trigger (at any time) an Expert Determination procedure to assess whether reasonable endeavours have been exercised to meet the objectives.</p> <p>If RTL cannot demonstrate, through an Expert Determination procedure, that it has exercised reasonable endeavours to meet the Propeller Stage Education Objectives, it will be required to submit a revised action plan for the following year (including updated financial discounts and placement numbers) to be approved by the same expert.</p> <p>Each party shall bear its own costs in relation to the reference to an Expert Determination procedure OR the expert may direct any legal costs and</p>	

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	<p>expenses incurred by a party in respect of the determination shall be paid by another party to the determination (if for example the expert determines that RTL has not exercised reasonable endeavours in meeting the Propeller Stage Education Objectives).</p> <p>The expert's fees and any costs properly incurred by them in arriving at their determination (including any fees and costs of any advisers appointed by the expert) shall be borne by the parties equally or in such other proportions as the expert shall direct.</p> <p>Following delivery of the Propeller Stage Education Objectives, to submit a Monitoring Report thereafter every 3 years. If such a report discloses a failure again to deliver the Propeller Stage Education Objectives then to repeat the above Remedial Steps (including a return to annual monitoring reports) until the Propeller Stage Education Objectives have been met.</p> <p>Operate the EF in accordance with the TMP (as varied in accordance with above) for the life of the development.</p>	
<p>Delivery of Development</p> <p>Plans/drawings to be included:</p> <p>Walled Garden Café Plan 2107-IFDO-08-00-DE-A-01-011 Rev A</p> <p>Building Demolition Plan 2107-IFDO-00-RF-DR-A-0510 Rev E</p> <p>Masterplan Overview 2107-IFDO-00-RF-DR-A-1005 Rev R);</p>	<ul style="list-style-type: none"> • Demolition and removal of all materials from site of the existing buildings associated with the use of the existing childrens farm • Demolition and removal of all materials from the site of the existing School Buildings and temporary structures • Construction and completion of Café (building reference 08-01) to Category C standard • Laundry Building conversion works to be completed to Category C standard and ready for first use • L-shaped Barn conversion works to be completed to Category C standard and ready for first use 	<p>Prior to Occupation of any part of the Development and use of the site, Mansion House, Stable Building and Aisled Barn for filming (in connection with the planning permission)</p>

Obligation	Requirement	Trigger
	<ul style="list-style-type: none"> • Construction and completion of Childrens Farm to Category C standard and provision of access and associated Childrens Farm Fields • Implementation of the School and Farm Parking Area and associated access (sited on land to the north of the Childrens Farm, hereby permitted) and ready for first use 	
Notification Requirements	<p>To notify the Council in advance of the following:</p> <p>a) the intended date of first use of the Mansion House, Stable Building and Aisled Barn for filming (in connection with the planning permission) (5 working days in advance), noting that the site has not been used for filming as permitted under the temporary permission from the date that the planning permission is implemented</p> <p>b) the actual date of first use of the Mansion House, Stable Building and Aisled Barn for filming (in connection with the planning permission)</p>	Ongoing
Listed Building Consents	<p>Not to occupy any buildings, permitted by the planning permission (excluding the Children's Farm and School and Farm Parking Area), or use the Mansion House, Stable Building and Aisled Barn for filming in connection with the planning permission until all Listed Building Works are complete. Listed Building Works means the works to be undertaken in accordance with the following consents (or such consents which may vary or supplement these consents):</p> <p>22/2064/LBC 22/2075/LBC 22/2077/LBC 22/2078/LBC 22/2083/LBC 22/2082/LBC 22/2131/LBC</p>	Prior to Occupation of Development and use of the site, Mansion House, Stable Building and Aisled Barn for filming (in connection with the planning permission) (excluding the Children's Farm and School and Farm Parking Area)
Education and Skills Plan (ESP)	Details of the ESP submitted to and agreed by the Council	ESP to be approved prior to Commencement of Development

Obligation	Requirement	Trigger
<ul style="list-style-type: none"> • Key ESP Deliverables • Opportunities for Students created by the Development during the Construction Phase and Operational Phase 	<p>The ESP must set out how RTL and their appointed contractors will use reasonable endeavours to work directly with local employment/training agencies including but not limited to:</p> <ul style="list-style-type: none"> ○ Jobcentre Plus; ○ the Learning & Skills Council; ○ voluntary and private sector providers; ○ apprenticeship programmes; ○ sixth form colleges; ○ colleges of further education; and ○ universities <p>to secure opportunities for provision of employment, training and apprenticeship opportunities created by the Development during the Construction Phase and Operational Phase</p> <p>The ESP shall include:</p> <ul style="list-style-type: none"> • employment initiatives and opportunities relating to the Construction Phase and Operational Phase, including but not limited to targeting recruitment for jobs associated with the construction and operation of the Development within the local area; • initiatives to work with new employees and employers including the provision of appropriate training with the objectives of ensuring effective transition into work and sustainable job outcomes; and • a target for the recruitment of employees from within the Council's administrative area at the Development; a requirement for annual reports to be submitted to the Council from Commencement confirming the number of local residents employed via the Employment and Skills Plan PROVIDED THAT from first Occupation such annual reports shall only be required for the first four years following first Occupation and thereafter every three years. <p>Not to Commence (other than works of demolition and site clearance) until the</p>	<p>ESP Monitoring Report to be submitted for the first four years following Occupation of Development and use of the site, Mansion House, Stable Building and Aisled Barn for filming (in connection with the planning permission) and thereafter every three years</p>

Obligation	Requirement	Trigger
	<p>ESP has been approved in writing by the Council.</p> <p>Following approval of the ESP, implement it prior to Commencement and thereafter to operate the development in accordance with it for 20 years or 5 years from Occupation of the final phase of the Development whichever is the later.</p> <p>To use reasonable endeavours to:</p> <p>(a) comply with the provisions of the approved Employment and Skills Plan;</p> <p>(b) achieve all employment targets it contains; and</p> <p>(c) to ensure that all contractors and sub-contractors working in connection with the construction and operation of the Development are contractually required to and do work in partnership with the identified training provider(s) to implement the approved ESP.</p> <p>An annual monitoring report (ESP Monitoring Report) must be submitted to the Council and detail compliance with the ESP and strategies for compliance with the same. To be submitted annually for the first four years and thereafter every 3 years.</p>	
<p>Education and Skills Plan Monitoring Fee</p>	<p>Contribution - £20,000</p>	<p>Commencement</p>
<p>Public Access Strategy (PAS)</p> <p>Public access arrangements for all historic buildings and open spaces on the Site</p>	<p>Public Access to Grounds</p> <p>Unless otherwise agreed in writing from time to time with the Council</p> <p>Provide no less than 16.82 ha of land within the Site as permanently open and available for recreational use by members of the public at all times (subject to occasional periods of closure where necessary for maintenance purposes) (that being land which the public does not currently enjoy access to) as shown on the masterplan and consisting of 13.29ha (open land) and 3.53ha comprising the Rookery (as</p>	<p>PAS approved prior to Commencement of Development</p> <p>Delivered on Occupation of Development and use of the site, Mansion House, Stable Building and Aisled Barn for filming (in connection with the planning permission)</p> <p>Ongoing for the lifetime of the development</p>

Obligation	Requirement	Trigger
	<p>shown on the masterplan layout included in the submitted Design and Access Statement)</p> <p>Provide within the Site no less than 500 linear metres of new cycle path, as well as a further 1145m of public footpath (layout and specification to be approved by LPA prior to first use)</p> <p>Mansion House/Historic Buildings Provide access to all historic buildings (namely Mansion House, Aisled Barn and Stable Building) and historic gardens and surroundings including walled garden (as shown on Plan 2107-IFDO-OO-RF-DR-A-1005 Rev R) in accordance with the approved Public Access Strategy</p> <p>The Public Access Strategy should include:</p> <ul style="list-style-type: none"> • marketing strategy setting out how this public access will be marketed and advertised • operational strategy setting out how the access will be managed around filming schedules and how the buildings and gardens referred to above will be made available for access a minimum of 12 days a year • details of booking system for potential persons expressing an interest in accessing the site • arrangements for access to the Café being restricted to employees and users associated with the wider use of the site and shall not at any time be open to members of the public (with the exception of the members of public accessing the site on the heritage open days) 	
Café and Walled Garden Facilities¹	<p>PC to Category C standard</p> <p>Specification TBC</p>	<p>Prior to Occupation of Development and use of the site, Mansion House, Stable Building and Aisled Barn for</p>

¹ Conditions requirements re details to be submitted for approval of these elements alongside first RMA TBC

Obligation	Requirement	Trigger
<ul style="list-style-type: none"> • Café • Walled Garden • Service Level Agreement 	<p>Sunnyside Rural Trust to operate and manage the Café and Walled Garden to be agreed (in accordance with its stated charitable objectives: to provide vocational training, day and employment services in Hertfordshire for adults with learning disabilities) or by an alternative charity (as approved in writing by the Council) whose charitable objectives are to similar effect</p> <p>Not to use the Café and Walled Garden Facilities other than in accordance with a Service Level Agreement (SLA) to be entered into with Sunnyside Rural Trust (and approved by the Council), or a charity or other social enterprise to be agreed with the Council in writing, on such terms as is appropriate to the entity operating the Café and Walled Garden Facilities .</p>	<p>filming (in connection with the planning permission) (excluding the Children's Farm and School and Farm Parking Area)</p> <p>Ongoing for the lifetime of the development unless otherwise agreed in writing from time to time with the Council</p>
Other		
Environmental Enhancements Contribution	<p>Contribution - £25,000</p> <p>Towards Environmental Enhancements within the Parish areas of Abbots Langley and Sarratt</p>	<p>Prior to Occupation of Development and use of the site and Mansion House, Stable Building and Aisled Barn for filming (in connection with the planning permission) (excluding the Children's Farm and School and Farm Parking Area)</p>
Transportation		
<p>Highway Works</p> <ul style="list-style-type: none"> • Section 278 Works <p>Signalised pedestrian/cycle crossing of the A41 in close proximity to the pedestrian/cycle access</p>	<p>Complete s278 agreement and works in accordance</p>	<p>Prior to Occupation of Development and use of the site, Mansion House, Stable Building and Aisled Barn for filming (in connection with the planning permission) (excluding the Children's Farm and School and Farm Parking Area)</p>
Transport Contribution	<p>Contribution - £861,360</p>	<p>Prior to Occupation of Development and use of the site, Mansion House, Stable Building and Aisled Barn for filming (in connection with the planning permission) (excluding the Children's Farm</p>
<ul style="list-style-type: none"> • To facilitate cycleway improvements to the A411 Hempstead Road and Grand Union Cancel Corridor 		

Obligation	Requirement	Trigger
		and School and Farm Parking Area)
Traffic Regulation Order (TRO)	Pay the Council's cost of making a TRO in relation to Langleybury Lane by the school (capped at £5,000)	Prior to Commencement of the Development (excluding the Children's Farm and School and Farm Parking Area)
Survey Traffic Regulation Order	Pay the Council's cost of making a TRO in relation to Langleybury Lane where the Car Parking Management and Monitoring Plan surveys indicate it is necessary to implement an order (capped at £10,000).	Ongoing (single/capped liability)
Active Travel <ul style="list-style-type: none"> • 1 Mobility Hub • Cycle parking for bikes, showers, lockers, and changing/maintenance facilities • 'Cycle to work' scheme 	Specification TBC Complete	Prior to Occupation of Development and use of the site, Mansion House, Stable Building and Aisled Barn for filming (in connection with the planning permission) (excluding the Children's Farm and School and Farm Parking Area)
Travel Plan Monitoring Fee	£1200 per annum (overall sum of £6000 and index linked RPI March 2014)	Ongoing
Annual Travel Plan Monitoring		Ongoing for the lifetime of the development
Travel Plan Coordinator		Ongoing for the lifetime of the development
Offsite Wayfinding	[Contribution - Details TBC]	
Offsite Bike Hire Scheme	[Contribution - Details TBC]	
Parking Monitoring and Management Plan	Parking Monitoring and Management Plan, to be agreed by the LPA in writing, should include the following: (a) details of management and monitoring of parking within each phase to prevent overspill onto Langleybury Lane or within the wider site outside of allocated parking spaces. Prior to the commencement of works pre-development surveys of on-car parking pressures on Langleybury Lane shall be implemented and the results submitted to the Council. Post development surveys of car parking	Delivered on Occupation of Development and use of the site, Mansion House, Stable Building and Aisled Barn for filming (in connection with the planning permission) Approved prior to Commencement and use of the site, Mansion House, Stable Building and Aisled Barn for filming (in connection with the planning permission)

Obligation	Requirement	Trigger
	<p>on Langleybury Lane shall be undertaken based on the phases of the development being occupied in accordance with a scheme to be submitted to and approved in writing by the Council prior to Occupation of Development and use of the Mansion House, Stable Building and Aisled Barn for filming (in connection with the planning permission).</p> <p>(b) The post development surveys shall be carried out in accordance with the approved scheme and the results submitted to the Council in accordance with the timescales within the approved scheme.</p> <p>(c) details of the allocation of vehicle parking spaces within the development, management and allocation of disabled parking spaces, and long-term management responsibilities and maintenance schedules for all communal parking areas and access arrangements</p> <p>To comply with the approved Car Parking Management and Monitoring Plan in carrying out each phase of the development.</p>	<p>Ongoing, in accordance with approved Parking Monitoring and Management Plan</p>