

DATED 28th December 2006

BROADLAND DISTRICT COUNCIL

- AND -

NORFOLK COUNTY COUNCIL

**AGREEMENT UNDER SECTION 106
OF THE TOWN AND COUNTRY PLANNING
ACT 1990**

Relating to the development of land adjacent to
Lingwood Manor School Road
Lingwood Norfolk

Broadland District Council
Thorpe Lodge
Yarmouth Road
Norwich
NR7 0DU

THIS AGREEMENT is made the 28th day of December 2006

BETWEEN:

BROADLAND DISTRICT COUNCIL of Thorpe Lodge 1 Yarmouth Road Thorpe St Andrew Norwich Norfolk NR7 0DU ("the Council") of the first part

NORFOLK COUNTY COUNCIL of County Hall Martineau Lane Norwich Norfolk NR1 2DH ("the Owner") of the second part

1. INTERPRETATION AND DEFINITIONS

In this Agreement unless the context otherwise requires the following expressions shall have the following meanings:-

"Act"	the Town and Country Planning Act 1990 (as amended)
"Affordable Housing"	housing which is available to meet the needs of those who cannot afford to rent or buy dwellings generally available on the open market to be owned and/or managed by a Registered Social Landlord
"Affordable Housing Units"	all of the Residential Units to be constructed or provided on the Site as part of the Development
"Affordable Rental Units "	those Affordable Housing Units to be constructed or provided on the Site as part of the Development and to be let for a rent upon either a weekly basis or monthly tenancy basis not exceeding housing corporation target rents (or if such targets cease to be set such other

	measure of affordable rents as the relevant District Council shall reasonably determine) and to be let by or on behalf of a Registered Social Landlord
"Application"	the outline planning application received on the 10 th June 2005 for the erection of fifteen dwellings for Affordable Housing under reference number 20050844
"Commencement Date"	the initiation of the Development by the carrying out on the Site pursuant to the Planning Permission of a material operation within the meaning of Section 56 (4) of the Act (but not including any operations relating to the demolition of any existing buildings or clearance of the Site) and "commence" shall be interpreted in accordance with this definition
"Development"	the development permitted by the Planning Permission
"Director"	the Council's Strategic Director (Community Services) or other officers of the Council acting under his hand
"Inflation Provision"	the increase (if any) in the RICs All In Tender Price Index between August 2003 and the date upon which a payment of money is made pursuant to this Agreement

"Local Lettings Policy"	the order in which the Affordable Housing Units are to be allocated and which is set out under the title "Local Lettings Policy" at Appendix 1 to this Agreement as amended from time to time
"Off-Site Open Space Contribution"	the sum calculated in accordance with the formula set out in Schedule 1 to this Agreement
"Plan No 1"	the plan annexed to this Agreement and marked No 1
"Plan No 2"	the plan annexed to this Agreement and marked No 2
"Planning Permission"	the outline planning permission to be granted pursuant to the Application
"Qualifying Occupiers"	in relation to any person housed in an Affordable Housing Unit, any person who meets the qualifying criteria as having a total household income at a level which prevents them from obtaining on the open market housing accommodation locally which is reasonably adequate for their needs contained in the Council's policies relating to housing allocation (as amended from time to time and as formulated pursuant to the provisions of the Housing Acts 1985, 1996 and 2004 and the Homelessness Act 2002) and ranked in accordance with the Local Lettings Policy or where such persons have been exhausted any person as nominated by the Council on the Broadland Housing Register that the Registered

	Social Landlord owning or managing the Affordable Housing Units on the Site is entitled to house within its rules
"Registered Social Landlord"	a registered social landlord in the register kept by the Housing Corporation under Part 1 of the Housing Act 1996 (or any statutory re-enactment or modification thereof) as approved by the Council
"Residential Unit"	a self-contained house bungalow or flat
"Shared Ownership Dwellings"	those Affordable Housing Units to be let on a Shared Ownership Lease
"Shared Ownership Lease"	a lease or sub-lease of a Shared Ownership Dwelling granted at a premium whereby up to a maximum of 50% (fifty per cent) on first purchase of the equitable interest in the Shared Ownership Dwelling is paid by the tenant upon completion of such lease or raised by mortgage or charge from a bank or building society and which lease shall include arrangements enabling the tenant to acquire up to 80% (eighty per cent) of the legal and equitable interest in the Shared Ownership Dwelling at some future date or dates
"Site"	the land adjacent to Lingwood Manor School Road Lingwood Norfolk comprising 0.6 hectares which is shown for the purposes of identification only edged red on Plan No 1

In this Agreement unless the context otherwise requires:

- (i) references to any party shall include the successors in title and assigns of that party
- (ii) references to clauses and schedules are references to clauses in and schedules to this Agreement except where otherwise specified
- (iii) any mention herein of any Act or of any Section Regulation or Statutory Instrument shall be deemed to refer to the same source as at any time amended and where such Act Section Regulation or Statutory Instrument has been replaced consolidated or re-enacted with or without amendment such mention shall be deemed to refer to the relevant provision of the updating consolidating or re-enacting Act or Section or Regulation or Statutory Instrument
- (iv) headings in this Agreement shall not form part of or affect its construction

W H E R E A S:

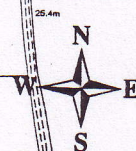
- A. The Council is the Local Planning Authority for the purposes of the Act for the area within which the Site is situated
- B. The Owner is the freehold owner of the Site and the freehold owner of the land shown outlined in blue on Plan No 2 annexed hereto
- C. The Owner has submitted the Application
- D. The Council has resolved to approve the Application subject to the completion of this Agreement

NPS Property Consultants Ltd.
on behalf of Norfolk County Council,
County Hall, Martineau Lane, Norwich. NR1 2 SF.

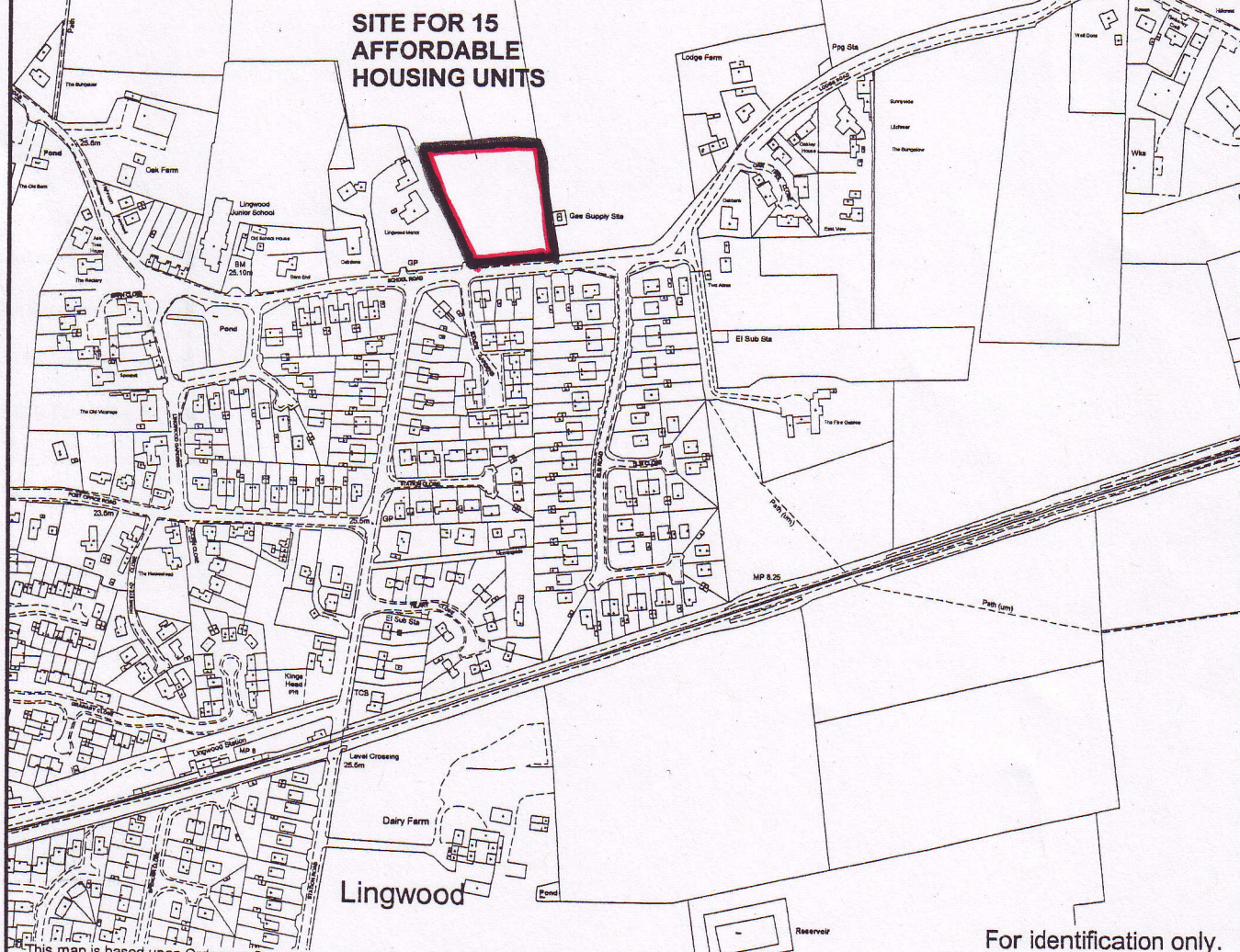
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PLANNING CONTROL

AMENDED PLAN



**SITE FOR 15
AFFORDABLE
HOUSING UNITS**



For identification only.

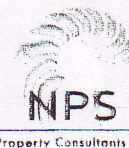
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LINGWOOD
Land Off School Road (15 Affordable Housing Units)

THIS MAP IS TAKEN FROM ORDNANCE SURVEY DIGITAL DATA.
NATIONAL GRID REFERENCE: TG 3629 0861

PLAN No. **RE/MISC/035** DATE: 26/10/2005 SCALE: 1:5000

DRAWN BY: A Johnson



PLAN No 1

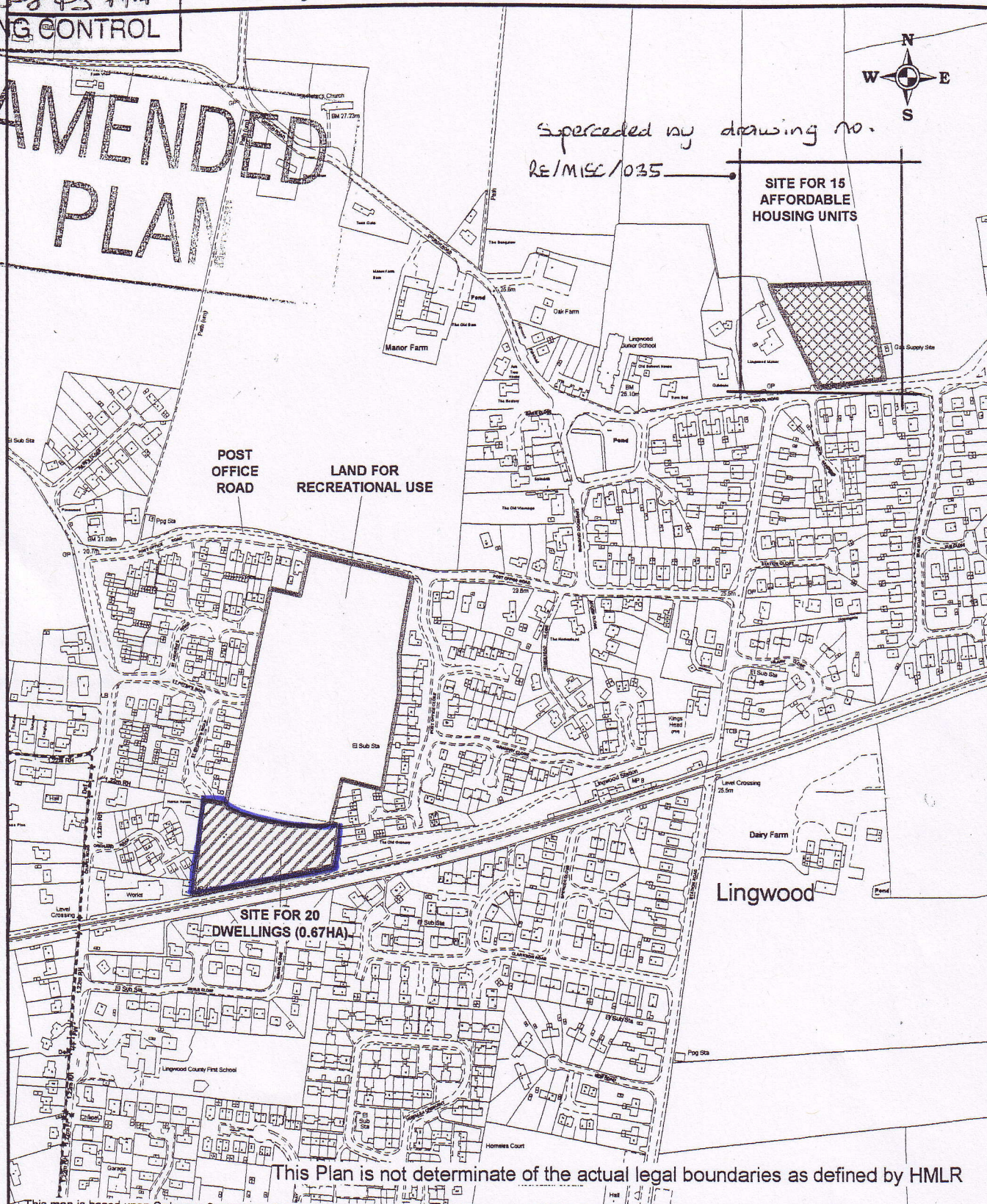
24 OCT 2005
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ANNING CONTROL

24 OCT 2005
050843 A.F.
ANNING CONTROL

AMENDED
PLAN

Superseded by drawing no. RE/MISC/035

**SITE FOR 15
AFFORDABLE
HOUSING UNITS**



This Plan is not determinate of the actual legal boundaries as defined by HMLR

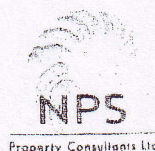
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LINGWOOD

Land Off Post Office Road (20 Dwellings and Recreational Use)
Land Off School Road (15 Affordable Housing Units)

THIS MAP IS TAKEN FROM ORDNANCE SURVEY DIGITAL DATA.
NATIONAL GRID REFERENCE: TG. 3629 0861

PLAN No. **RE/SP/20 REVa** DATE: **24/10/2005** SCALE: **1:5000** DRAWN BY: **D Slade**



PLAN No 2

2. GENERAL PROVISIONS APPLICABLE TO THIS AGREEMENT

- 2.1 This Agreement is made under Section 106 of the Act, Section 111 of the Local Government Act 1972 and any other enabling powers
- 2.2 The obligations of the Owner hereunder are planning obligations for the purposes of the Act and enforceable by the Council against the Owner and its successors in title
- 2.3 Save for the covenants in Schedule 2 of this Agreement which shall continue to bind the Affordable Housing Units no person shall be liable for any breach of the covenants restrictions or obligations contained in this Agreement occurring after he has parted with the interest in the Site or the part of the Site in respect of which such breach occurs but without prejudice to liability for any subsisting breach which occurs prior to parting with such interest in the Site or any part thereof in respect of which any such breach has taken place
- 2.4 The provisions of this Agreement shall have immediate effect upon completion of this Agreement
- 2.5 This Agreement shall cease to have effect if:
 - 2.5.1 the Planning Permission shall be quashed revoked or otherwise withdrawn
 - 2.5.2 the Planning Permission shall expire prior to the Commencement Date
- 2.6 This Agreement shall be registered as a charge in the Council's Register of Local Land Charges

3. AGREEMENTS AND DECLARATIONS

IT IS HEREBY AGREED AND DECLARED as follows:

3.1 No Fetter of Discretion

Save insofar as legally or equitably permitted nothing contained or implied in this Agreement shall prejudice or affect the rights discretions powers duties and obligations of the Council in the exercise of its functions as Local Planning Authority and the rights powers duties and obligations under all public and private bylaws and regulations may be as fully and effectively exercised as if the Council were not a party to this Agreement

3.2 Invalidity or Unenforceability of any of the Terms of this Agreement

If any provision in this Agreement shall be held to be invalid illegal or unenforceable the validity legality and enforceability of the remaining provisions hereof shall not in any way be deemed thereby to be affected or impaired

3.3 No Waiver

No waiver (whether express or implied) by the Council of any breach or default by the Owner in performing or observing any of the covenants in this Agreement shall constitute a continuing waiver and no such waiver shall prevent the Council from enforcing any of the covenants or from acting upon any subsequent breach or default in respect thereof

4. NOTICES

4.1 Any notice document or other correspondence required to be served or given under the provisions of this Agreement shall be in writing and delivered personally or sent by pre-paid letter or facsimile

- 4.2 The address for any notice or other written communication in the case of each party to this Agreement shall be as follows:-

The Council	The Strategic Director (Community Services) Thorpe Lodge Yarmouth Road Thorpe St Andrew Norwich Norfolk NR7 0DU
The Owner	Norfolk County Council County Hall Martineau Lane Norwich Norfolk NR1 2DH

- 4.3 Any notice or other written communication to be given by the Council shall be deemed to be valid and effective if on its face it is signed on behalf of the Council by a duly authorised officer

5. THIRD PARTIES

- 5.1 The Contracts (Rights of Third Parties) Act 1999 shall not apply to this Agreement and no person who is not a party to this Agreement (other than a successor in title to one of the original parties) shall be entitled in that person's own right to enforce any provisions of this Agreement pursuant to the provisions of the said Act

6. COSTS

- 6.1 The Owner shall on completion of this Agreement pay to the Council its legal and administrative costs incurred in the preparation negotiation and completion of this Agreement

7. PAYMENT OF INTEREST

- 7.1 The Owner shall pay interest at the rate of 4% above HSBC Bank base rate for the time being in force on any monies due under the provisions of this Agreement in the event of late payment for the period from the date the monies should have been paid to the date the money is received

8. VAT

- 8.1 All consideration given in accordance with the terms of this Agreement shall be exclusive of any VAT properly payable
- 8.2 If at any time VAT is or becomes chargeable in respect of any supply made in accordance with the terms of this Agreement, then to the extent that VAT has not previously been charged in respect of that supply the person making the supply shall have the right to issue a VAT invoice to the person to whom the supply was made and the VAT shall be paid accordingly

9. JURISDICTION

- 9.1 This Agreement is to be governed by and interpreted in accordance with the law of England and Wales

- 10. The Owner agrees that any rights to claim compensation arising from any limitations or restrictions on the planning use of the Land under the terms of the Agreement are hereby waived

11. DISPUTE RESOLUTION

- 11.1 The parties will attempt in good faith to resolve any dispute or claim arising out of or relating to this Agreement promptly through negotiations between the respective senior executives of the parties who have authority to settle the same
- 11.2 If the matter is not resolved through negotiations the parties will attempt in good faith to resolve the dispute or claim through an Alternative Dispute Resolution ("ADR") procedure as recommended to the parties by the Centre of Dispute Resolution
- 11.3 If the matter has not been resolved by an ADR procedure within 28 days of the initiation of such procedure or if either party will not participate in an ADR

procedure the dispute may be referred by either party to arbitration for decision by a person appointed by agreement between the parties or in default of agreement by the President for the time being of the Institute of Civil Engineers who shall act as an expert and not as an arbitrator and whose decision shall be final and binding upon the parties.

- 11.4 Nothing in clauses 11.1 and 11.2 shall apply to the recovery of liquidated sums or prevent the parties from commencing or continuing court proceedings.

12. PLANNING OBLIGATIONS

The Owner hereby covenants with the Council as follows:

- 12.1 prior to the occupation of any Residential Unit on the Site to pay to the Council the Off-Site Open Space Contribution as increased by the Inflation Provision.
- 12.2 to carry out and comply with the obligations and restrictions set out in Schedule 2 to this Agreement

13. THE COUNCIL'S OBLIGATIONS

- 13.1 The Council agrees with the Owner that the Off-Site Open Space Contribution shall be applied towards the provision of new open space in the Parish of Lingwood and Burlingham or towards the improvement and maintenance of existing open space in the Parish of Lingwood and Burlingham

SCHEDULE 1

For each 1 bedroom dwelling comprised in the Development	£2,354
For each 2 bedroom dwelling comprised in the Development	£2,354
For each 3 bedroom dwelling comprised in the Development	£3,530
For each 4 bedroom dwelling comprised in the Development	£3,530
For each 5 or more bedroom dwelling comprised in the Development	£4,707

SCHEDULE 2

1. AFFORDABLE HOUSING

- 1.1 Not to commence Development on the Site pursuant to the Permission until a scheme for the provision and long-term management of the Affordable Housing Units has been submitted to and approved by the Strategic Director (Community Services) of the Council ("the Affordable Housing Scheme") which Scheme for the avoidance of doubt shall deal with and include the timing of the Development, the location of the Affordable Housing within the Site, the number of Affordable Housing Units and the percentage breakdown of Affordable Rental Units and Shared Ownership Dwellings to be provided and upon approval such Scheme shall be deemed to be incorporated into the provisions of this Agreement
- 1.2 Upon approval of the Affordable Housing Scheme by the Council to implement the Affordable Housing Scheme as approved and in accordance with the provisions contained in the Affordable Housing Scheme
- 1.3 Not to construct or allow to be constructed any Residential Units on the land shown outlined in blue on Plan No 2 hereto pursuant to planning permission reference no. 20050843 until all of the land comprising the Site has been transferred for a nominal consideration to a Registered Social Landlord

- 1.4 Not to use the Affordable Housing Units for any purpose other than for Affordable Housing
- 1.5 The Affordable Housing Units shall not be occupied other than by Qualifying Occupiers
- 1.6 The Registered Social Landlord shall not dispose of its interest in the freehold of the Affordable Housing Units or any part thereof (except by way of mortgage) other than to any other Registered Social Landlord
- 1.7 Paragraphs 1.4 1.5 and 1.6 above shall not be binding upon any mortgage in possession of the Affordable Housing Units or part thereof nor any receiver or manager (including an administrative receiver) for such mortgagee and shall cease to apply to any of the Affordable Housing Units where the Registered Social Landlord shall be required to dispose of such Units pursuant to a right to buy under Part 5 of the Housing Act 1985 or Section 16 of the Housing Act 1996 or any similar or substitute right applicable or shall be required to sell a further and/or final tranche of equity to a tenant pursuant to the terms of any Shared Ownership Lease granted in respect of such Unit
- 1.8 Under the transfer of an Affordable Housing Unit to the Registered Social Landlord such transfer shall be free from encumbrances and shall contain (inter alia) the following provisions:-

A grant in favour of the Registered Social Landlord of all rights of access and passage of services and other rights reasonably necessary for the beneficial enjoyment of the Affordable Housing Units and reservations of all rights of access and passage of services and rights of entry reasonably necessary for the purposes of the Development

APPENDIX 1

LOCAL LETTINGS POLICY

Nominations Rights Policy

The Policy will apply to all categories of properties on the basis of 100% of all vacancies for the first 80 years (in perpetuity).

The policy will apply to the rented and New Build Homebuy affordable housing on the site.

The Council and the Association are both committed to the Common Housing Register with a direct nomination system where one household is nominated in priority order for any vacancy.

Criteria for Selecting Nominations

In the case of general needs accommodation the Council will make nominations in line with its current allocation policy and lettings plan based on the following allocation criteria:

1) Allocations will be made to people living in Lingwood and Burlingham, working in Lingwood and Burlingham or with a need to move to Lingwood and Burlingham in order to give or receive support to/from close family members as defined in our current allocation policy.

2) Priority will then be given to people living in, working in, or with a need to move to the following areas in order to give or receive support to/from close family members as defined in our current allocation policy.

Acle
Beighton
Blofield
Cantley
Hemblington
South Walsham
Strumpshaw
Upton with Fishley

3) Priority will then be given to people living in, working in, or with a need to move to the following areas in order to give or receive support to/from close family members as defined in our current allocation policy.

Brundall
Freethorpe
Great and Little Plumstead
Halvergate
Postwick
Woodbastwick

4) Priority will then be given to people living in, working in, or with a need to move to Lingwood and Burlingham from within Broadland District or for the purpose of giving or receiving support to/from close family members as defined in our current allocation policy.

The Council will consult the Association in the event of considering changes to its relevant policies.

Administrative Procedure for nominations

The administrative procedure for nominations shall be in accordance with the operational procedures of the Common Housing Register as amended from time to time or in accordance with such alternative procedures as the Council and the Association shall agree between them.

EXECUTED by the parties hereto as a deed on the date written above

THE COMMON SEAL of)
BROADLAND DISTRICT COUNCIL)
was hereunto affixed in the presence of)

[Signature]

Head of Corporate Services
and Monitoring Officer



THE COMMON SEAL of)
NORFOLK COUNTY COUNCIL)
was hereunto affixed in the presence of)

[Signature]

Head of Law

