

DATED 24th February 2011

BROADLAND DISTRICT COUNCIL

- AND -

GRAHAM RICHARD WOODFORD

- AND -

JOHN GORDON CRISP

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

Relating to the development of land at the
rear of 44 - 46 High Street Marsham Norfolk

Broadland District Council
Thorpe Lodge
1 Yarmouth Road
Thorpe St Andrew
Norwich
NR7 0DU

THIS AGREEMENT is made the 24th day of February 2011

BETWEEN:

BROADLAND DISTRICT COUNCIL of Thorpe Lodge 1 Yarmouth Road Thorpe St Andrew Norwich Norfolk NR7 0DU ("the Council") and GRAHAM RICHARD WOODFORD whose address is at Cedar House 105 Carrow Road Norwich Norfolk NR1 1HP and JOHN GORDON CRISP whose address is at 1 Well Street Thetford Norfolk IP24 2BL ("the Owners")

1. INTERPRETATION AND DEFINITIONS

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

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| "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 Provider |
| "Affordable Housing Overall Provision" | the provision of forty per cent (40%) of the total number of Residential Units to be constructed or provided on the Site as Affordable Housing Units |
| "Affordable Housing Units" | individual units of accommodation constructed or provided as part of the Development as Affordable Housing |

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| "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 and Community Agency (or their successors) 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 Provider |
| "Application" | the outline application registered on 10 December 2010 for planning permission for residential development in accordance with the plans deposited with the Council bearing reference No 20101836 |
| "Code" | the "Code for Sustainable Homes" published by the Department for Communities and Local Government dated December 2006 |
| "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 |
| "Council's Monitoring Fee" | the sum of £620(six hundred and twenty pounds) |
| "Development" | the development permitted by the Planning |

Permission

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| "Director" | the Council's Strategic Director and Chief Planner (Community Services) or other officers of the Council acting under his hand |
| "HCA Standards" | the "Housing Quality Indicators" and "Design and Quality Standards" specified by the Homes and Communities Agency or their successors |
| "Inflation Provision" | the increase (if any) in the Department for Business Innovation and Skills (BIS) Output Price Index for New Construction (2010) : All new construction between 1 September 2006 and the date upon which a payment of the Off-Site Open Space Contribution is made pursuant to this Agreement |
| "Intermediate Rental Units" | Affordable Housing Units to be constructed or provided as part of the Affordable Housing Overall Provision and to be available for rent at rents 20% below Market Rent |
| "Market Rent" | the estimated price or premiums for which a property should lease on the date of valuation between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction after proper marketing where the parties had acted knowledgeably prudently and without compulsion |
| "Off-Site Open Space Contribution" | the sum calculated in accordance with the formula set out in Schedule 1 to this Agreement |

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| "Open Market Dwellings" | those Residential Units to be constructed on the Site pursuant to the Development which are to be provided and occupied as general market housing |
| "Plan" | the plan annexed to this Agreement |
| "Planning Permission" | the 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) |
| "Registered Provider" | a registered social landlord in the register kept by the Homes and Communities Agency 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 of a Shared Ownership Dwelling granted at a premium whereby up to a maximum of fifty per cent (50%) 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 lessee to purchase the freehold of a Shared Ownership Dwelling by instalments at some future dates or dates and allows a rental premium to be charged on the remainder of the equitable interest not exceeding the Tenant Services Authority target rents (or such other rents as may be introduced by the Tenant Services Authority or any successor body performing its functions in respect of affordable housing)

"Site" the land at the rear of 44 - 46 High Street
Marsham Norfolk shown for the purposes of
identification only edged red on the Plan and
comprising 0.31 hectares or thereabouts

In this Agreement unless the context otherwise requires:

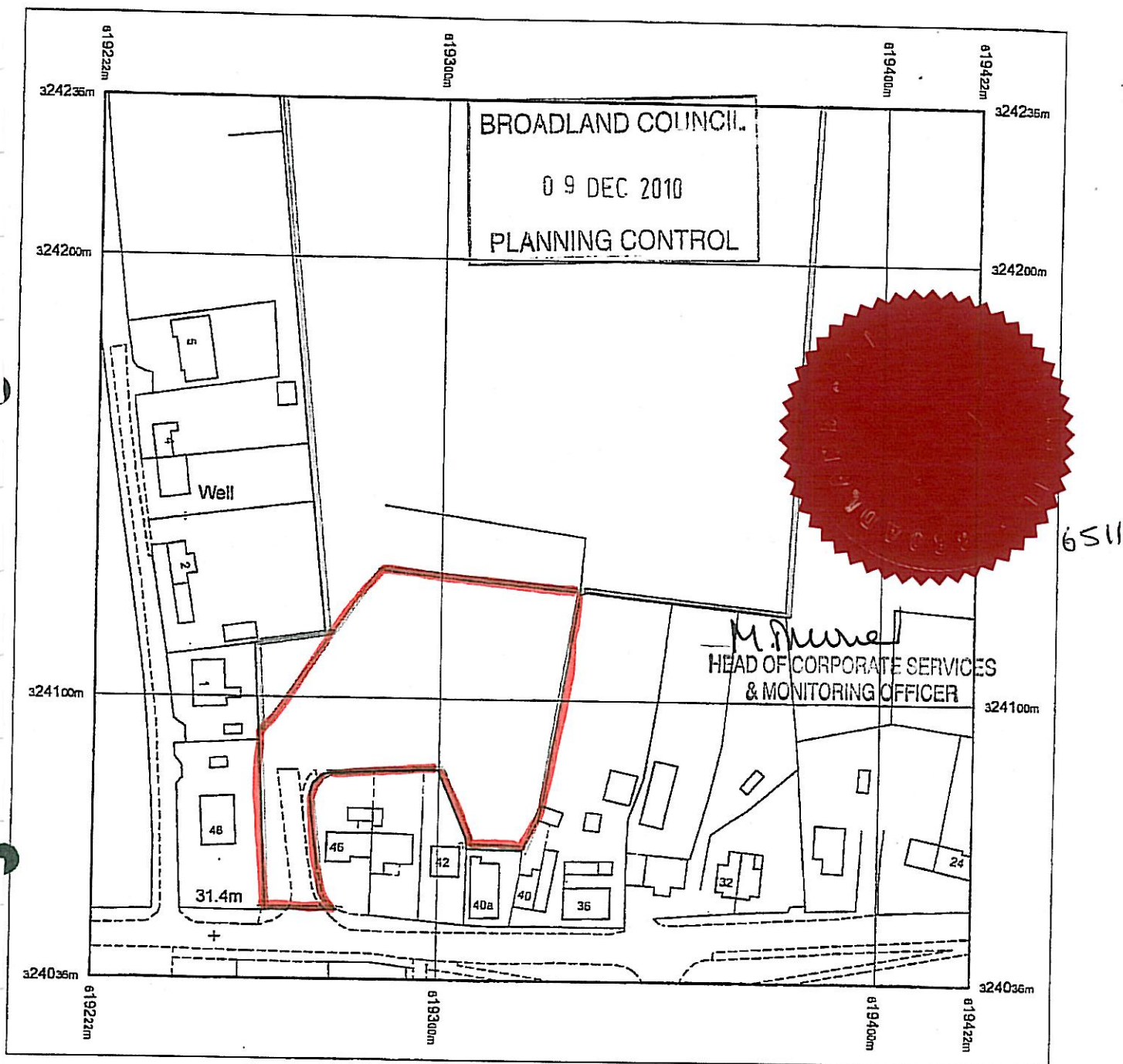
- (i) references to any party shall include the successors in title and assigns of that party
- (ii) references to clauses and schedules are references to clauses in and schedules to this Agreement
- (iii) any mention herein of any Act or of any Section Regulation or Statutory Instrument shall be deemed to refer to the same source as at any time



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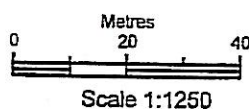
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**Application to extend the
Outline planning permission
Granted under ref.20061314
Dated 19 February 2008**

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 Owners are the freehold owners of the Site
- C. The Council have resolved to approve the Application subject to the completion of this Agreement

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 Owners hereunder are planning obligations enforceable by the Council jointly and severally against the Owners and their respective successors in title and assigns
- 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 his 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 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 Owners 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:-

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| The Council | The Strategic Director and Chief Planner (Community Services) Thorpe Lodge Yarmouth Road Thorpe St Andrew Norwich NR7 0DU |
|-------------|--|

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|-------------------------|--|
| Graham Richard Woodford | Cedar House 105 Carrow Road Norwich NRI IHP |
|-------------------------|--|

| | |
|-------------------|---|
| John Gordon Crisp | 1 Well Street Thetford Norfolk IP24 2BL |
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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 Owners shall on completion of this Agreement pay the Council's legal and administrative costs incurred in the preparation negotiation and completion of this Agreement

7. PAYMENT OF INTEREST

- 7.1 The Owners 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 Owners agree that any rights to claim compensation arising from any limitations or restrictions on the planning use of the Site under the terms of the Agreement are hereby waived

11. PLANNING OBLIGATIONS

The Owners hereby jointly and severally covenant with the Council as follows:

- 11.1 Within fourteen days of the Commencement Date to pay to the Council the Off-Site Open Space Contribution as increased by the Inflation Provision
- 11.2 To carry out and comply with the obligations and restrictions set out in Schedule 2 to this Agreement
- 11.3 The Council's Monitoring Fee which is required for checking the implementation and compliance with the terms of this Agreement shall be paid to the Council prior to the Commencement Date

12. THE COUNCIL'S OBLIGATIONS

- 12.1 The Council agrees with the Owners that the Off-Site Open Space Contribution shall be used for the improvement of existing open space and outdoor recreational facilities or the provision and maintenance of new open space and outdoor recreational facilities in the parish of Marsham

SCHEDULE 1

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| For each 1 bedroom dwelling comprised in the Development | £2,574 |
| For each 2 bedroom dwelling comprised in the Development | £3,432 |
| For each 3 bedroom dwelling comprised in the Development | £4,290 |
| For each 4 bedroom dwelling comprised in the Development | £5,148 |
| For each 5 or more bedroom dwelling comprised in the Development | £6,006 |

SCHEDULE 2

1. AFFORDABLE HOUSING

- 1.1 Not to commence development on the Site pursuant to the Permission unless and until a scheme for the provision and long-term management of the Affordable Housing Units has been submitted to and approved by the Director of the Council ("the Affordable Housing Scheme") which Scheme for the avoidance of doubt shall deal with and include a timetable and programme for its implementation and the location of the Affordable Housing Units within the Site and the percentage breakdown of Affordable Rental Units Intermediate 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 occupy or allow to be occupied any Open Market Dwellings on the Site until such time as the Affordable Housing Scheme has been fully implemented and all of the Affordable Housing Units comprised within the Development have been constructed and are ready for occupation and have been transferred to a Registered Provider
- 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 Provider 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 Provider

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 V 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 Provider such transfer shall be free from encumbrances and shall contain (inter alia) the following provisions:-

A grant in favour of the Registered Provider 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

1.9 The Affordable Housing Units provided shall be constructed to HCA standards and to the regulatory level of the Code

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)



M. Moore
Head of Corporate Services
and Monitoring Officer

SIGNED by the said)
GRAHAM RICHARD WOODFORD)
in the presence of:-)

Schapl
MRS SCHAPLIN
51 CARROW ROAD
NORWICH
NR1 1HS

SIGNED by the said)
JOHN GORDON CRISP)
in the presence of:-)

Jane Osborne
1 Wen Street
Thetford
Norfolk IP24 2BL