

Planning obligation by deed of agreement under the Town and Country Planning Act 1990 Section 106 for use in conjunction with an application for planning permission

BETWEEN

- ## RECITALS

- G:\WP\ad001\22\track change Agreement 18 October 2011

- C The Owner is the freehold owner of the Site as set out in Schedule 1.
- D The Owner has submitted the Application to the Council and the Parties have agreed to enter into it in order to secure the planning obligations contained in it.
- E The Council resolved on the 15th September 2011 to grant the Planning Permission subject to the prior completion of this deed.

NOW THIS DEED WITNESSES as follows:

1 Definitions and interpretation

1.1 Definitions

For the purposes of this deed the following expressions shall have the following meanings:

- 1.1.1 'the 1990 Act' means the Town and Country Planning Act 1990,
- 1.1.2 'Affordable Housing' means subsidised housing that will be available to an Approved Person,
- 1.1.3 'the Affordable Housing Land' means the land shown edged (*green*) on the Plan and is the part of the Site designated for the construction of the Affordable Housing Units,
- 1.1.4 'the Affordable Housing Units' means the Affordable Housing Land comprising 10 residential units, of which five are Rented Units, five are Shared Ownership Units, and 'an Affordable Housing Unit' shall be construed accordingly,
- 1.1.5 'the Applicant' shall mean a person applying to the Owner for a Rental Agreement of a Unit and in assessing an Applicant's application and eligibility for a Rental Agreement of a Unit all due regard shall be given to the Applicant's intended household,

- 1.1.6 'the Application' means the application for full planning permission for the Development dated the 14th June 2011 submitted to the Council and allocated reference number 3/2011/0460,
- 1.1.7 'Approved Person' means a person who meets the Qualifying Criteria,
- 1.1.8 'Borough' means the Borough of Ribble Valley.
- 1.1.9 'the Commencement of Development' means the commencement of any material operation (as defined in the 1990 Act section 56(4)) forming part of the Development other than (for the purposes of this deed and for no other purpose) operations consisting of site clearance, demolition work, archaeological investigations, investigations for the purpose of assessing ground conditions, remedial work in respect of any contamination or other adverse ground conditions, diversion and laying of services, erection of any temporary means of enclosure, the temporary display of site notices or advertisements and 'Commence the Development' shall be construed accordingly,
- 1.1.10 'Contributions' means the Education Contribution and Transport Contribution,
- 1.1.11 'the Date of Practical Completion' means the date of issue of a certificate of practical completion by the Owner's architect or, if the Development is constructed by a party other than the Owner, by that other party's architect,
- 1.1.12 'the Development' means the development of the Site with 34 Dwellings pursuant to the Planning Permission,
- 1.1.13 'Discounted Sale Unit' means the sale of an Affordable Housing Unit at a discount of 40% of the Open Market Value in perpetuity,
- 1.1.14 'Dispose' means each and every means by which the right of occupation of the Affordable Housing is given or transferred to another person body or company and 'Disposal' shall be construed accordingly,

- 1.1.15** 'a Dwelling' means a dwelling (including a house, flat or maisonette) to be constructed pursuant to the Planning Permission and 'Dwellings' shall be construed accordingly,
- 1.1.16** 'the Education Contribution' means the sum set out in Schedule 4,
- 1.1.17** 'Financial Need' means an Applicant whose means are not reasonably sufficient to enable him/her to buy or rent a suitable property in the Locality or the Neighbouring Parish which is reasonably convenient and suitable for the Applicant,
- 1.1.18** 'Financial Need Criteria' means:
- (a)** that the Applicant cannot afford to rent suitable accommodation on the open market in the Locality or the Neighbouring Parish; or
 - (b)** no suitable alternative affordable accommodation is available in the Locality of the Neighbouring Parish on the open market,
- 1.1.19** 'Homes and Communities Agency' means the Homes and Communities Agency or its statutory successors,
- 1.1.20** 'the Housing Corporation' means the Housing Corporation as defined in Section 56 of the Housing Act 1996 or its statutory successors,
- 1.1.21** 'Independent Valuer' means an independent chartered surveyor with not less than 10 years post-qualification experience in the valuation of land and developments for use as permitted by the Planning Permission who shall be appointed by the Owner and the Council or in default of agreement within 7 working days of either party seeking the agreement of the other, to an appointment at the request of the Owner or the Council by or on behalf of the President for the time being of the Royal Institution of Chartered Surveyors,
- 1.1.22** 'Index' means the the BCIS All –in Tender Price Index published by the Royal Institute of Chartered Surveyors (RICS) or any successor body (or such other index replacing the same)

- 1.1.23 "Indexation Factor" means the recalculation of a financial contribution to be made under this Agreement applying the following formula

$$A \times \frac{B}{C} = D \quad \text{where:}$$

A= the contributions payable under Schedule 4 and Schedule 5 of this Agreement

B= the figure shown in the BCIS All-in Tender Price Index for the period immediately prior to the date of payment of this Agreement

C= the figure shown in the BCIS All-in Tender Price Index for the period published before the date of this Agreement; and

D= the recalculated sum payable under this Agreement

- 1.1.24 'Interest' means interest at 1% above the base lending rate of The Royal Bank of Scotland plc from time to time,
- 1.1.25 'the Locality' means the parish of Billington and Langho,
- 1.1.26 'the Local Housing Allowance' means the Local Housing Allowance rates for the Borough of Ribble Valley from time to time or any statutory replacement thereof,
- 1.1.27 'Living' means those currently living in the Locality, Neighbouring Parish or Borough (as applicable),
- 1.1.28 'the Market Housing Units' means that part of the Development which is general market housing for sale on the open market and which is not Affordable Housing,
- 1.1.29 'Neighbouring Parish' means the parishes which have a neighbouring common boundary with the Locality,
- 1.1.30 'Next of Kin' means mother, father, brother, sister or adult dependant children,

- 1.1.31 'Nominated Officer' means the Council's Housing Strategy Officer or such other officer of the Council as may from time to time be nominated by the Council to act in his place,
- 1.1.32 'Nomination Process' means the process of nominating an Approved Person as set out in Schedule 3,
- 1.1.33 'Notice' means a written notice from the Owner to the Council confirming that the Owner intends to market for sale Shared Ownership Units and in which the Owner invites the Council to agree the Open Market Value of the Shared Ownership Units,
- 1.1.34 'Occupation' means the use of a Market Housing Unit for residential purposes,
- 1.1.35 'Open Market Value' means the best price at which the sale of the freehold interest in the Shared Ownership Unit (together with any rights easements provisions covenants and other matters benefiting it but subject to any incumbrances restrictions stipulations or covenants which may affect it and which will still subsist and are capable of taking effect) would have been completed unconditionally for cash consideration by private treaty at the date of the Notice with vacant possession on completion of the sale assuming:
- 1.1.35.1 a willing seller; and
- 1.1.35.2 that prior to the date of the Notice there had been a reasonable period (having regard to the nature of the Shared Ownership Unit and the state of the market) for the proper marketing of the interest the agreement of price and terms and the completion of the sale; and
- 1.1.35.3 that the state of the market levels of values and other circumstances were on any earlier assumed date of exchange of contracts the same as on the date of the Notice; and
- 1.1.35.4 that no account is taken of any additional bid by a buyer with a special interest; and

1.1.35.5 that both parties to the transaction had acted knowledgeably prudently and without compulsion

1.1.36 'the Plan' means the plan attached to this deed,

1.1.37 'the Planning Permission' means the planning permission issued by the Council,

1.1.38 'Qualifying Criteria' means priority in which an Applicant will be allocated a Rental Agreement of a Rented Unit being first in priority order:

- (a) those currently Living in the Locality for more than 10 years;
- (b) those currently Living in the Locality and have done so continually for between 5 to 10 years;
- (c) those currently Living in the Locality and have done so continually for a minimum of 12 months or
- (d) those currently Working in the Locality to which they have applied for accommodation;
- (e) those Returning to the Locality;
- (f) those currently Living in a Neighbouring Parish for more than 10 years;
- (g) those currently Living in a Neighbouring Parish and have done so for between 5 to 10 years;
- (h) those currently living in a Neighbouring Parish and have done so continually for a minimum of 12 months;
- (i) those currently Working in a Neighbouring Parish to which they have applied for accommodation;
- (j) those Returning to the Neighbouring Parish;
- (k) those currently Living in the Borough for more than 10 years;
- (l) those currently Living in the Borough and have done so continually for between 5 to 10 years;
- (m) those currently living in the Borough and have done so continually for a minimum of 12 months;
- (n) those Working in the Borough;

- (o) those Returning to the Borough; and finally
- (p) those who are able to justify a requirement for accommodation in the Borough,

1.1.39 'the RSL' means a registered social landlord as defined in Part 1 of the Housing Act 1996, who is registered with the Housing Corporation pursuant to Section 3 of that Act and has not been removed from the register pursuant to Section 4 of that Act, and who is approved by the Council (such approval not to be unreasonably withheld or delayed),

1.1.40 'Rental Agreement' means a letting agreement for a Rented Unit granted by the RSL on its standard terms and conditions to an Approved Person in accordance with the Nomination Process as shall be appropriate for the site and subject to a rent which is accepted as affordable for the Borough by the Homes and Communities Agency provided that it does not exceed the Local Housing Allowance but which shall exclude any right which the lessee may otherwise have to acquire the freehold interest in the Rented Unit to which that rental agreement relates (as far as it is legally possible to do so),

1.1.41 'Rented Units' are Units which are available for rent only,

1.1.42 'Returning' means persons who at least one of the adult Applicants have Next of Kin who currently live in the Locality, Neighbouring Parish or Borough (as applicable),

1.1.43 'Right of Pre-Emption' is a right contained in the Shared Ownership Lease for the RSL to buy back the Shared Ownership Units,

1.1.44 'Shared Ownership Lease' means a lease of a Shared Ownership Unit that contains with it a Right of Pre-Emption and Shared Ownership Leases shall be construed accordingly,

1.1.45 'a Shared Ownership Unit' means a unit of Affordable Housing in respect of which a Shared Ownership Lease is granted by the RSL to an Approved Person and Shared Ownership Unit shall be construed accordingly,

1.1.46 'the Site' means the land against which this deed may be enforced shown edged red on the Plan and described in Schedule 1,

1.1.47 'a Social Rented Unit' means an Affordable Housing Unit which is let subject to an assured tenancy agreement with the RSL to persons identified in accordance with the nominations requirements of any funding agreement as approved by the Council in writing, at a rent not exceeding the target rent of the Housing Corporation,

1.1.48 'Staircase' means the exercise by the occupier pursuant to the Shared Ownership Lease of the right to acquire a greater interest in the Shared Ownership Unit by paying a percentage of the market value to the RSL after which the rent payable on the part retained by the RSL shall be reduced proportionately,

1.1.49 'Transport Contribution' means the sum set out in clause 5,

1.1.50 'Units' means the Affordable Housing Units and 'a Unit' shall be construed accordingly,

1.1.51 'Working' means a person who is permanently employed or self employed for a minimum of 18 hours per week paid or unpaid in the Locality, Neighbouring Parish or Borough (as applicable),

1.1.52 'Working Days' means any day of the week excluding Saturdays, Sundays and Bank Holidays.

1.2 Interpretation

1.2.1 Reference in this deed to any recital, clause, paragraph or schedule is, unless the context otherwise requires, a reference to the recital, clause, paragraph or schedule in this deed so numbered.

1.2.2 Words importing the singular meaning include the plural meaning and vice versa where the context so admits.

- 1.2.3 Words of the masculine gender include the feminine and neuter genders and words denoting actual persons include companies, corporations and firms and all such words shall be construed interchangeable in that manner.
- 1.2.4 Wherever an obligation fails to be performed by more than one person, the obligation can be enforced against every person so bound jointly and against each of them individually unless there is an express provision otherwise.
- 1.2.5 Any reference to an Act of Parliament shall include any modification, extension or re-enactment of that Act for the time being in force and shall include all instruments, orders, plans, regulations, permissions and directions for the time being made, issued or given under that Act or deriving validity from it.
- 1.2.6 References to any Party shall include the successors in title to that Party and any person deriving title through or under that Party and in the case of the Council and the County Council the successors to their respective statutory functions.
- 1.2.7 Headings where they are included are for convenience only and are not intended to influence the interpretation of the agreement.

2 Legal basis

- 2.1 This planning obligation is made pursuant to the 1990 Act Section 106.
- 2.2 The terms of this deed create planning obligations binding on the Owner pursuant to Section 106 of the 1990 Act and are enforceable as such by the Council and the County Council as local planning authority.

3 Conditions, duration and enforcement

3.1 Conditions precedent

This deed is conditional upon:

3.1.1 the grant of the Planning Permission, and

3.1.2 the Commencement of Development

save for the provisions of clause 5, Provisions of Immediate Effect, which shall come into effect immediately upon completion of this deed.

3.2 Duration

3.2.1 This deed shall cease to have effect, in so far only as it has not already been complied with, if the Planning Permission is quashed, revoked or otherwise withdrawn or, without the consent of the Owner, it is modified by any statutory procedure or expires before the Commencement of Development.

3.2.2 No person shall be liable for any breach of any of the planning obligations or other provisions of this deed after parting with his interest in that part of the Site on which the breach occurs, but without prejudice to liability for any subsisting breach arising before parting with that interest.

3.2.3 Nothing in this deed shall prevent compliance with any obligation pursuant to it before that obligation comes into effect under this clause 3, and no such early compliance shall amount to a waiver of the effect of this clause 3.

3.3 Other development

Nothing in this deed shall prohibit or limit the right to develop any part of the Site in accordance with a planning permission (other than the Planning Permission) granted (whether or not on appeal) after the date of this deed.

3.4 Non-enforcement

The obligations contained in this deed shall not be binding upon or enforceable against:

- 3.4.1 any statutory undertaker or other person who acquires any part of the Site or any interest in it for the purposes of the supply of electricity, gas, water, drainage telecommunication services or public transport services,
- 3.4.2 the Owner after he has disposed of his interest in the Site, or in the event of a disposal of part, in the part disposed of, other than disposal of an interest in the nature of an easement or the benefit of a restriction or similar, but not so as to release the Owner from any antecedent breach, non-performance or non-observance of his obligations,
- 3.4.3 any mortgagee of the RSL or any receiver appointed by such a mortgagee, or any person deriving title through such a mortgagee or receiver,
- 3.4.4 any person to whom the RSL grants a lease of a Unit to, or any successor in title to any such person,
- 3.4.5 any person to whom the RSL grants a Shared Ownership Lease,
- 3.4.6 any mortgagee of a tenant under a lease of a Shared Ownership Unit or any receiver appointed by such mortgagee or any person deriving title through any such mortgagee or receiver,
- 3.4.7 any person who by virtue of the terms of the lease of a Shared Ownership Unit is granted a new lease of that Shared Ownership Unit or any mortgagee of a Shared Ownership Unit or any successor in title of such person or mortgagee,
- 3.4.8 the owners or occupiers of any Market Housing Unit or any mortgagee of a Market Housing Unit,
- 3.4.9 any mortgagee of a Shared Ownership Unit or any receiver appointed by such a mortgagee or any person deriving title through such a mortgagee or receiver;
- provided that any mortgagee shall be a full member of the Council of Mortgage Lenders, unless otherwise approved in writing by the Council on a case-by-case basis.

4 Owner's covenants

- 4.1 The Owner covenants with the Council as set out in Schedule 3.
- 4.2 The Owner covenants with the County Council as set out in Schedules 4 and 5.

5 Provisions of immediate effect

- 5.1 On completion of this deed the Owner shall pay to the Council and the County Council the reasonable legal costs incurred in the negotiation, preparation and execution of this deed of no more than £330.00 and £250.00 respectively.
- 5.2 Nothing in this deed shall create any rights in favour of any person pursuant to the Contracts (Rights of Third Parties) Act 1999.
- 5.3 The Owner agrees with the Council to give the Council prompt written notice of any change in ownership of any of its interests in the Site occurring before all the obligations under this deed have been discharged, the notice to contain details of the transferee's full name and registered office (if a company or usual address if not) together with the area of the Site or unit of occupation purchased by reference to a plan.

6 Notices

- 6.1 Any notice or other written communication to be served upon a Party or given by one Party to any other under the terms of this deed shall be deemed to have been validly served or given if delivered by hand or sent by recorded delivery post to the Party upon whom it is to be served or to whom it is to be given or as otherwise notified for the purpose by notice in writing.
- 6.2 The address for any notice or other written communication shall be within the United Kingdom.
- 6.3 A notice or communication shall be served or given:

- 6.3.1 on the Owner at Acland Bracewell, The Barrons, Church Road, Preston PR4 6UP, or such other address as shall be notified in writing to the Council and the County Council from time to time, marked for the attention of Paul Smith,
- 6.3.2 on the Council at Church Walk, Clitheroe, Lancashire BB7 2RA or such other address as shall be notified in writing to the Owner from time to time, marked for the attention the Housing Strategy Officer, and
- 6.3.3 on the County Council at PO BOX 78, County Hall, Preston, PR1 8XS or such other address as shall be notified in writing to the Owner from time to time, marked for the attention of the County Secretary and Solicitor.

7 Local land charge

- 7.1 This deed shall be registered as a local land charge by the Council, and the Council shall immediately after the date of this deed register it as such.
- 7.2 Following the performance and satisfaction of all the obligations contained in this deed, the Council shall immediately effect the cancellation of all entries made in the Register of Local Land Charges in respect of this deed.

8 Jurisdiction and legal effect

- 8.1 This deed shall be governed by and interpreted in accordance with the law of England and Wales.
- 8.2 The Courts of England and Wales are to have jurisdiction in relation to any disputes between the parties arising or related to this Agreement.
- 8.3 In so far as any clause or clauses of this deed are found (for whatever reason) to be invalid, illegal or unenforceable, that invalidity, illegality or unenforceability shall not affect the validity or enforceability of the remaining provisions of this deed.

- 8.4 No waiver (whether expressed or implied) by the Council (or the County Council or Owner) of any breach or default in performing or observing any of the covenants terms or conditions of this deed shall constitute a continuing waiver and no such waiver shall prevent the Council (or the County Council or Owner) from enforcing any of the relevant terms or conditions or from acting upon any subsequent breach or default.
- 8.5 Subject to clause 8.8, if any dispute arises relating to or arising out of the terms of this agreement, any party (which for the purposes of this clause 8.5 shall include the Council and the County Council) may serve written notice upon the other parties requiring the dispute to be determined under this clause 8.5. The notice is to propose an appropriate Specialist and specify the nature and substance of the dispute and the relief sought in relation to the dispute.
- 8.5.1 For the purposes of this clause 8.5 a "Specialist" is a person qualified to act as an expert in relation to the dispute having not less than ten years' professional experience in relation to developments in the nature of the Development and property in the same locality as the Site.
- 8.5.2 Any dispute over the type of specialist appropriate to resolve the dispute may be referred to at the request of either party to the President or next most senior available officer of the Law Society who will have the power, with the right to take such further advice as he may require, to determine the appropriate type of Specialist and to arrange his nomination under clause 8.5.3.
- 8.5.3 Any dispute over the identity of the Specialist is to be referred to at the request of either party to the President or other most senior available officer of the organisation generally recognised as being responsible for the relevant type of Specialist who will have the power, with the right to take such further advice as he may require, to determine and nominate the appropriate Specialist or to arrange this nomination. If no such organisation exists, or the parties cannot agree the identity of the organisation, then the Specialist is to be nominated by the President or next most senior available officer of the Law Society.
- 8.6 The Specialist is to act as an independent expert and:

- 8.6.1 each party may make written representations within ten Working Days of his appointment and will copy the written representations to the other party;
- 8.6.2 each party is to have a further ten Working Days to make written comments on the other's representations and will copy the written comments to the other party;
- 8.6.3 the Specialist is to be at liberty to call for such written evidence from the parties and to seek such legal or other expert assistance as he or she may reasonably require;
- 8.6.4 the Specialist is not to take oral representations from the parties without giving both parties the opportunity to be present and to give evidence and to cross-examine each other;
- 8.6.5 the Specialist is to have regard to all representations and evidence before him when making his decision, which is to be in writing, and is to give reasons for his decision; and
- 8.6.6 the Specialist is to use all reasonable endeavours to publish his decision within 30 Working Days of his appointment.

8.7 Responsibility for the costs of referring a dispute to a Specialist under this clause 8, including costs connected with the appointment of the Specialist and the Specialist's own costs, and the legal and other professional costs of any party in relation to a dispute, will be decided by the Specialist.

8.8 This clause 8 does not apply to disputes in relation to matters of law or the construction or interpretation of this Agreement which will be subject to the jurisdiction of the courts.

9 Indexation, Interest and VAT

9.1 Any sum to be paid to the County Council under Schedule 4 and 5 shall be increased by the Indexation Factor.

9.2 If any payment due under this deed is paid late, Interest shall be payable from the date payment is due to the date of payment.

9.3 All consideration given in accordance with the terms of this deed shall be exclusive of any value added tax properly payable.

10 Contributions

- 10.1 In the event that any of the Contributions shall not have been expended or contractually committed to be spent then on expiry of a five year period (to be calculated from the date that each instalment of the Contributions is paid to the Council or the County Council) the Contributions or the balance thereof (if any) together with all interest accrued upon such balance (if any) as may have arisen thereon shall be promptly repaid to the Owner.

IN WITNESS whereof the parties hereto have set their hands and/or seals the day and year first before written

SCHEDULE 1

The Owner's Title and Site Description

All that freehold land registered at HM Land Registry under title number LAN98629 and known as land on the south side of Whalley Road, Billington, Clitheroe, and shown edged red on the Plan.

SCHEDULE 2

Draft Planning Permission

(where available insert details or attach a copy of the draft planning permission and any conservation area or listed building consent)

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111

Fax: 01200 414488

Planning Fax: 01200 414487

Town and Country Planning Act 1990

OUTLINE PLANNING PERMISSION

APPLICATION NO: 3/2011/0460

DECISION DATE:

DATE RECEIVED: 14/06/2011

APPLICANT:

~~Andrew Dixon Ltd~~

~~Clitheroe~~

~~Clitheroe~~

~~Lancashire~~

~~BB7 1AW~~

AGENT:

Janet Dixon Town Planners Ltd

100 Whalley Road

Clitheroe

Lancs

BB7 1AW

PARTICULARS OF DEVELOPMENT

Outline application for residential development (34 dwellings).
Revised proposal following refusal of application 3/2010/0751P.

AT: land at Whalley New Road Billington Clitheroe Lancashire

Ribble Valley Borough Council hereby gives notice in pursuance of provisions of the Town and Country Planning Act 1990 that outline planning permission has been granted for the carrying out of the development referred to above in accordance with application and plans submitted subject to the following conditions:

1. Application for approval of reserved matters must be made not later than the expiration of 3 years beginning with the date of this permission and the development must be begun not later than whichever is the earlier of the following dates:

- (a) the expiration of 3 years from the date of this permission; or
- (b) the expiration of 2 years from final approval of the reserved matters, or in the case of approval of different dates, the final approval of the last such matter to be approved.

REASON: In order that the Local Planning Authority shall be satisfied as to the details and because the application was made for outline permission and comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

Details plans indicating the design and external appearance of the buildings, landscape and boundary treatment, parking and manoeuvring arrangements of vehicles, including a contoured site plan showing existing features, the proposed slab floor level and road level (called the reserved matters) shall be submitted to and approved by the Local Planning Authority before development commences.

REASON: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and in order that the Local Planning Authority should be satisfied as to the details and because the application was made for outline permission.

**RIBBLE VALLEY BOROUGH COUNCIL
OUTLINE PLANNING PERMISSION**

APPLICATION NO: 3/2011/0460

DECISION DATE:

3 This outline planning permission shall be read in conjunction with the Section 106 Agreement dated ...

REASON: For the avoidance of doubt as the application is subject of an Agreement.

4 Prior to commencement of development a scheme identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be provided in accordance with the approved details prior to occupation of the development and thereafter retained.

REASON: In order to encourage renewable energy and to comply with Policy G1 of the Ribble Valley Districtwide Local Plan.

5 No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

Reason: To ensure a satisfactory means of drainage in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

6 No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

Reason: To reduce the increased risk of flooding in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

7 Prior to commencement of development a landscape management plan including long term design objectives, timing of the works, management responsibilities and maintenance schedules for all landscaped areas (other than within curtilages of buildings) including the play area shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall also provide precise details of all play equipment and structures and indicate a timescale when the play space shall be provided and made available for use. The landscape management plan shall be carried out in accordance with the details so approved.

REASON: In the interests of residential and visual amenity in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

8 The plans and particulars submitted in accordance with condition 2 above shall include an Arboricultural Method Statement and Tree Protection Plan (including a tree protection monitoring schedule) detailing special mitigation construction issues in accordance with BS5837. The development shall thereafter be carried out in strict accordance with the procedures, working methods and protection measures so identified and approved unless agreed otherwise in writing by the Local Planning Authority.

REASON: In order to ensure that any trees affected by development and included in a Tree Preservation Order/considered to be of visual, historic or botanical value are afforded maximum physical protection from the adverse effects of development in accordance with Policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan.

P.T.O.

**RIBBLE VALLEY BOROUGH COUNCIL
OUTLINE PLANNING PERMISSION**

APPLICATION NO: 3/2011/0460

DECISION DATE:

- 9 The new estate road/access between the site and Whalley New Road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to a minimum base course level before any development takes place within the site.

REASON: To comply with Policies G1, T1, T2 and T3 of the Ribble Valley Districtwide Local Plan and to ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

- 10 Prior to the commencement of construction works, facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site, the wheel cleaning facilities to be retained throughout the life of development works.

Reason: To comply with Policy G1 of the Ribble Valley Districtwide Local Plan and to avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users.

- 11 This permission, insofar as it relates to matters of access to the site from Whalley New Road shall be implemented in accordance with the proposal as detailed in drawing No T1269/02 dated 6 December 2010 submitted with the application. The visibility splays shown on the drawing shall be provided prior to the first occupation of any dwelling on the site and shall, thereafter, be retained in perpetuity.

REASON: For the avoidance of doubt to clarify which plans are relevant.

- 12 The submission of reserved matters in respect of layout, scale, appearance and landscaping and implementation of development shall be carried out in substantial accordance with the Design and Access Statement submitted with the application.

REASON: For the avoidance of doubt to define the scope of this permission.

Relevant planning policy

Policy G1 - Development Control
Policy G2 - Settlement Strategy
Policy ENV5 - Protection of Open Land
Policy H2 - Affordable Housing - Large Developments and Main Settlements
Policy H2M - Affordable Housing - Information Needed
Policy RT8 - Open Space Provision
Policy RT19 - Development which Prejudices Footpaths
Policy T1 - Development Proposals - Transport Implications
Policy DP1 'Spatial Principles' - North West of England Regional Spatial Strategy to 2021.
Policy L4 'Regional Housing Provision' - North West of England Regional Spatial Strategy to 2021.
Policy L5 'Affordable Housing' - North West of England Regional Spatial Strategy to 2021.
Policy DP7 'Environmental Quality' - North West of England Regional Spatial Strategy to 2021.
Affordable Housing Memorandum of Understanding
PPS1 - Delivering Sustainable Development
PPS3 - Housing

P.T.O

**RIBBLE VALLEY BOROUGH COUNCIL
OUTLINE PLANNING PERMISSION**

APPLICATION NO: 3/2011/0460

DECISION DATE:

Summary of reasons for approval

The proposed housing development is acceptable in principle and would have no seriously detrimental impact upon visual amenity, nearby residential amenity or highway safety.

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the consent see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.
3. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information by telephoning Area Surveyor East 01254 823831 or writing to the Area Surveyor East, Lancashire County Council, Area Office, Riddings Lane, Whalley, Clitheroe BB7 9RW quoting the planning application number.
4. In consideration of condition 4 on renewables the Council would have some regard to energy efficient measures used on buildings.
5. The applicant is advised to pay regard to the advice relating to Sustainable Drainage systems contained in the letter dated 4 July 2011 from the Environment Agency.
6. Public Footpath No 32 that abuts the site shall not be obstructed, closed or diverted during the proposed development

**JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES**

SCHEDULE 3

The Owner's Covenants with the Council

The Owner hereby covenants and undertakes to the Council and the County Council that in the event of the Planning Permission being granted and upon commencement of Development it will comply with the following obligations:

1 Progress of development

To give written notice to the Council (via the Nominated Officer) within 15 Working Days of:

- 1.1 the Commencement of Development; and
- 1.2 the first Occupation of a Dwelling

2 Affordable Housing

- 2.1 To build the Units in accordance with the Planning Permission
- 2.2 To use its best endeavours to Dispose of the Units to a RSL
- 2.3 Not to Dispose of:
 - 2.3.1 more than 50% of the Market Housing Units until 100% of the Units have reached the Date of Practical Completion and have been transferred to a RSL
- 2.4 To give notice in writing to the Council within 15 Working Days after the completion of the disposal of the Units to a RSL

3 Obligations of an RSL upon taking an interest in the Affordable Housing

- 3.1 Upon the Disposal of the Units the RSL shall:-
 - 3.1.1 Not Dispose of any interest in the Units or any part thereof prior to the grant of a Rental Agreement or a Shared Ownership Lease save to another RSL who has

been approved in writing by the Council (such consent not to be unreasonably withheld or delayed)

- 3.1.2 Ensure that five Units are available to rent by an Approved Person unless otherwise agreed in writing by the Council
- 3.1.3 Not permit any occupier of a Rented Unit to acquire the freehold interest of that unit and to ensure that every Rental Agreement granted contains suitable provisions to secure compliance with this covenant
- 3.1.4 Ensure that the rental levels to be charged in relation to each Rented Unit shall be approved by the Council and shall not exceed those accepted by the Homes and Communities Agency as being affordable for the Borough by the Homes and Communities Agency provided that the rental levels shall not exceed the Local Housing Allowance
- 3.1.5 Ensure that five of the Units which are available to occupy are Shared Ownership Units made available to an Approved Person where each Shared Ownership Unit is occupied by someone who is part renting and part purchasing the property and where the share initially purchased by each occupier shall not be less than 30% of the interest in the Shared Ownership Unit unless otherwise agreed in writing by the Council
- 3.1.6 Permit any occupier of a Shared Ownership Unit to Staircase to 80% by increments of no less than 10% and to ensure that every Shared Ownership Lease granted contains suitable provisions to secure compliance with this covenant
- 3.1.7 Ensure that the annual rent on the non-purchased share of each Shared Ownership Unit shall be in line with the prevailing normal rental levels for an RSL or such other figure as shall be approved in writing by the Council
- 3.1.8 Ensure that the Disposal by the RSL (and any subsequent owners) of the Units shall be subject to the nomination rights and qualifications set out in this Schedule
- 3.1.9 Within 1 month of the transfer to a RSL of the Units the RSL shall invite in writing and permit the Council to nominate potential occupiers of the Rented Units as they become available. If the Council shall fail to nominate an Approved Person within 28 Working Days of the invitation from the RSL then the RSL shall be free to grant a Rental Agreement to an Approved Person provided always that the Council and the RSL shall in any event cooperate in the nomination process and the RSL shall

consider sympathetically the Council's suggested nominations even if put forward after the aforesaid date

- 3.1.10 That the RSL shall only transfer a Shared Ownership Unit to an Approved Person
- 3.1.11 That the RSL shall serve notice in writing on the Council within 21 Working Days of the Disposal of a Rental Unit or a Shared Ownership Unit so that the Council is kept fully informed of tenancies and ownerships on the Site
- 3.1.12 If the RSL is minded to Dispose of the whole or any part of the Units to any other RSL then it shall serve written notice of its intention on the Council and shall obtain the prior written consent of the Council to any Disposal, such consent not to be unreasonably withheld or delayed

4 Obligations of the Owner if the Affordable Housing Units are not transferred to an RSL

- 4.1 In relation to the Market Housing Units the obligation in paragraphs 2.3 and 2.4 of this Schedule to convey the Units to a RSL shall at the Owner's discretion cease to have effect upon the expiry of a period of one year from the Date of Practical Completion of the relevant Market Housing Units PROVIDED THAT:
 - 4.1.1 it is demonstrated to the reasonable satisfaction of the Council that the Owner has used reasonable endeavours to conclude such an agreement with a RSL; and
 - 4.1.2 The Owner shall undertake with the Council that it will comply with the obligations in clause 3.1 of this Schedule as if they were their own so far as the same relates to the Rented Units; and
 - 4.1.3 in relation to the Shared Ownership Units, the following shall apply:-
 - (a) they shall be offered for sale for to an Approved Person for a maximum of 60% of the Open Market Value as a Discounted Sale Unit;
 - (b) immediately upon service of the Notice the Owner and the Council shall consult together and attempt in good faith to agree the Open Market Value of the Shared Ownership Unit(s); and
 - (c) if the Owner and the Council have not agreed the Open Market Value within 5 working days of the service of the Notice each party shall be entitled to refer the matter for determination by the Independent Valuer who shall act as an expert (and not as an arbitrator).

5 Additional Affordable Provision

- 5.1 The transfer or letting of the Units to any RSL shall be subject to the following provisions:
- 5.1.1 a covenant providing that the Units shall only be occupied by an Approved Person meeting the Qualifying Criteria and nominated in accordance with the Nomination Process
- 5.1.2 a Restriction on the title of the Affordable Housing Unit in favour of the Council that no disposition of the registered estate of the property (other than a charge) is to be registered at the Land Registry without a certificate signed by the solicitor or Conveyancer of the Council that the requirements of this Agreement made the ^{8th} day of ~~November~~ 2011 between the Council (1) and the County Council (2) and the Owner (3) pursuant to Section 106 of the Act have been fully complied with
- 5.2 The provisions of paragraph 5.1 of this Schedule shall not be binding on a mortgagee in possession of the whole or any part of a Unit provided that such mortgagee or chargee in possession exercising any power of sale shall first have used reasonable endeavours over a period of four months in consultation with the Council to dispose of the Unit to an Approved Person approved by the Council (such approval not to be unreasonably withheld or delayed)

SCHEDULE 4

Education Contribution

- 4.1** The Education Contribution shall mean the sum of £142,079 increased by the Indexation Factor and the Owner covenants with the County Council to pay the Education Contribution in two equal instalments the first of which will be payable on the first occupation of any Dwelling and the second immediately after one third of the Dwellings have been occupied.

SCHEDULE 5

Transport Contribution

- 5.1** The Transport Contribution shall mean the sum of £49,100 increased by the Indexation Factor and the Owner covenants with the County Council to pay the Transport Contribution in two equal instalments the first of which will be payable on the first occupation of any Dwelling and the second immediately after one third of the Dwellings have been occupied.

**Planning obligation by deed of undertaking under the
Town and Country Planning Act 1990 section 106 for use
in conjunction with an application for planning permission**

THIS UNILATERAL UNDERTAKING is given the Twelfth day of July 2011

BY:

[illegible]

TO:

1.2 RIBBLE VALLEY BOROUGH COUNCIL of Council Offices, Church Walk, Clitheroe, BB7 2RA ('the Council') and

1.3 ~~_____~~
~~(The County Council)~~

RECITALS

- A** The Council is the local planning authority for the purposes of the 1990 Act for the area in which the Site is situated.
- B** The County Council is the local highway authority and the education authority for the area in which the Site is situated.
- C** The Owner is the freehold owner of the Site as set out in Schedule 1.
- 1.4** The Owner submitted the Application to the Council on the 2nd September 2010.
- 1.5** The Council resolved on 20th January 2011 to refuse planning permission in respect of the Application and the Owner has submitted the Appeal for determination by the Secretary of State.
- 1.6** The Owner is prepared to enter into this deed in order to secure the planning obligations it creates.

NOW THIS DEED WITNESSES as follows:

2 Definitions and Interpretation

2.1 Definitions

For the purposes of this deed the following expressions shall have the following meanings:

- 2.1.1** 'the 1990 Act' means the Town and Country Planning Act 1990,
- 2.1.2** 'Affordable Housing' means subsidised housing that will be available to an Approved Person

- 2.1.3 'the Affordable Housing Land' means the land shown edged (*green*) on the Plan and is the part of the Site designated for the construction of the Affordable Housing Units
- 2.1.4 'the Affordable Housing Units' means the Affordable Housing Land comprising 11 residential units, of which six are Rented Units, five are Shared Ownership Units, and 'an Affordable Housing Unit' shall be construed accordingly,
- 2.1.5 'the Appeal' means the appeal to the Secretary of State following the refusal of the Application by the Council given appeal reference 3/10/0751,
- 2.1.6 'the Applicant' shall mean a person applying to the Owner for a Rental Agreement of a Unit and in assessing an Applicant's application and eligibility for a Rental Agreement of a Unit all due regard shall be given to the Applicant's intended household,
- 2.1.7 'the Application' means the application for full planning permission for the Development dated 2nd September 2010 submitted to the Council and allocated reference number 3/10/0751,
- 2.1.8 'Approved Person' means a person who meets the Qualifying Criteria
- 2.1.9 'Borough' means the Borough of Ribble Valley
- 2.1.10 'the Commencement of Development' means the commencement of any material operation (as defined in the 1990 Act section 56(4)) forming part of the Development other than (for the purposes of this deed and for no other purpose) operations consisting of site clearance, demolition work, archaeological investigations, investigations for the purpose of assessing ground conditions, remedial work in respect of any contamination or other adverse ground conditions, diversion and laying of services, erection of any temporary means of enclosure, the temporary display of site notices or advertisements and 'Commence the Development' shall be construed accordingly,
- 2.1.11 'Contributions' means the Education Contribution and Transport Contribution,

- 2.1.12** 'the Date of Practical Completion' means the date of issue of a certificate of practical completion by the Owner's architect or, if the Development is constructed by a party other than the Owner, by that other party's architect,
- 2.1.13** 'the Development' means the development of the Site with 39 Dwellings pursuant to the Planning Permission,
- 2.1.14** "Discounted Sale Unit" means the sale of an Affordable Housing Unit at a discount of 40% of the Open Market Value in perpetuity
- 2.1.15** 'Dispose' means each and every means by which the right of occupation of the Affordable Housing is given or transferred to another person body or company and 'Disposal' shall be construed accordingly
- 2.1.16** 'a Dwelling' means a dwelling (including a house, flat or maisonette) to be constructed pursuant to the Planning Permission and 'Dwellings' shall be construed accordingly,
- 2.1.17** 'the Education Contribution' means the sum set out in Schedule 3,
- 2.1.18** 'Financial Need' means an Applicant whose means are not reasonably sufficient to enable him/her to buy or rent a suitable property in the Locality or the Neighbouring Parish which is reasonably convenient and suitable for the Applicant,
- 2.1.19** 'Financial Need Criteria' means:
- (a) that the Applicant cannot afford to rent suitable accommodation on the open market in the Locality or the Neighbouring Parish; or
 - (b) no suitable alternative affordable accommodation is available in the Locality of the Neighbouring Parish on the open market,
- 2.1.20** 'Homes and Communities Agency' means the Homes and Communities Agency or its statutory successors,

- 2.1.21** 'the Housing Corporation' means the Housing Corporation as defined in Section 56 of the Housing Act 1996 or its statutory successors
- 2.1.22** 'Independent Valuer' means an independent chartered surveyor with not less than 10 years post-qualification experience in the valuation of land and developments for use as permitted by the Planning Permission who shall be appointed by the Owner and the Council or in default of agreement within 7 working days of either party seeking the agreement of the other, to an appointment at the request of the Owner or the Council by or on behalf of the President for the time being of the Royal Institution of Chartered Surveyors.
- 2.1.23** 'Interest' means interest at 1% above the base lending rate of The Royal Bank of Scotland plc from time to time,
- 2.1.24** 'the Locality' means the parish of Billington and Langho,
- 2.1.25** 'the Local Housing Allowance' means the Local Housing Allowance rates for the Council from time to time or any statutory replacement thereof,
- 2.1.26** 'Living' means those currently living in the Locality, Neighbouring Parish or Borough (as applicable),
- 2.1.27** 'the Market Housing Units' means that part of the Development which is general market housing for sale on the open market and which is not Affordable Housing
- 2.1.28** 'Neighbouring Parish' means the parishes which have a neighbouring common boundary with the Locality,
- 2.1.29** 'Next of Kin' means mother, father, brother, sister or adult dependant children,
- 2.1.30** 'Nominated Officer' means the Council's Housing Strategy Officer or such other officer of the Council as may from time to time be nominated by the Council to act in his place

2.1.31 'Nomination Process' means the process of nominating an Approved Person as set out in Schedule 2,

2.1.32 'Notice' means a written notice from the Owner to the Council confirming that the Owner intends to market for sale Shared Ownership Units and in which the Owner invites the Council to agree the Open Market Value of the Shared Ownership Units

2.1.33 'Occupation' means the use of a Market Housing Unit for residential purposes

2.1.34 'Open Market Value' means the best price at which the sale of the freehold interest in the Shared Ownership Unit (together with any rights easements provisions covenants and other matters benefiting it but subject to any incumbrances restrictions stipulations or covenants which may affect it and which will still subsist and are capable of taking effect) would have been completed unconditionally for cash consideration by private treaty at the date of the Notice with vacant possession on completion of the sale assuming:

2.1.34.1 a willing seller

2.1.34.2 that prior to the date of the Notice there had been a reasonable period (having regard to the nature of the Shared Ownership Unit and the state of the market) for the proper marketing of the interest the agreement of price and terms and the completion of the sale

2.1.34.3 that the state of the market levels of values and other circumstances were on any earlier assumed date of exchange of contracts the same as on the date of the Notice

2.1.34.4 that no account is taken of any additional bid by a buyer with a special interest

2.1.34.5 that both parties to the transaction had acted knowledgeably prudently and without compulsion

2.1.35 'the Plan' means the plan attached to this deed,

- 2.1.36** 'the Planning Permission' means the planning permission issued by the Secretary of State in determining the Appeal
- 2.1.37** 'Qualifying Criteria' means priority in which the Applicant will be allocated a Rental Agreement of a Rented Unit being firstly in priority order:-
- 2.1.38** priority in which an Applicant will be allocated a Rental Agreement of a Rented Unit being first in priority order.
- (a) those currently Living in the Locality for more than 10 years;
 - (b) those currently Living in the Locality and have done so continually for between 5 to 10 years;
 - (c) those currently Living in the Locality and have done so continually for a minimum of 12 months or
 - (d) those currently Working in the Locality to which they have applied for accommodation or;
 - (e) those Returning to the Locality;
 - (f) those currently Living in a Neighbouring Parish for more than 10 years;
 - (g) those currently Living in a Neighbouring Parish and have done so for between 5 to 10 years;
 - (h) those currently living in a Neighbouring Parish and have done so continually for a minimum of 12 months;
 - (i) those currently Working in a Neighbouring Parish to which they have applied for accommodation;
 - (j) those Returning to the Neighbouring Parish;
 - (k) those currently Living in the Borough for more than 10 years;
 - (l) those currently Living in the Borough and have done so continually for between 5 to 10 years;
 - (m) those currently living in the Borough and have done so continually for a minimum of 12 months;
 - (n) those Working in the Borough;
 - (o) those Returning to the Borough; and finally

- 2.1.38.1 (p) those who are able to justify a requirement for accommodation in the Borough
- 2.1.39 'the RSL' means a registered social landlord as defined in Part 1 of the Housing Act 1996, who is registered with the Housing Corporation pursuant to Section 3 of that Act and has not been removed from the register pursuant to Section 4 of that Act, and who is approved by the Council (such approval not to be unreasonably withheld or delayed)
- 2.1.40 'Rental Agreement' means a letting agreement for a Rented Unit granted by the RSL on its standard terms and conditions to an Approved Person in accordance with the Nomination Process as shall be appropriate for the site and subject to a rent which is accepted as affordable for the Borough by the Homes and Communities Agency provided that it does not exceed the Local Housing Allowance but which shall exclude any right which the lessee may otherwise have to acquire the freehold interest in the Rented Unit to which that rental agreement relates (as far as it is legally possible to do so)
- 2.1.41 'Rented Units' are Units which are available for rent only
- 2.1.42 'Returning' means means persons who at least one of the adult Applicants have Next of Kin who currently live in the Locality, Neighbouring Parish or Borough (as applicable),
- 2.1.43 'Right of Pre-Emption' is a right contained in the Shared Ownership Lease for the RSL to buy back the Shared Ownership Units,
- 2.1.44 'Shared Ownership Lease' means a lease of a Shared Ownership Unit that contains with it a Right of Pre-Emption and Shared Ownership Leases shall be construed accordingly.
- 2.1.45 'a Shared Ownership Unit' means a unit of Affordable Housing in respect of which a Shared Ownership Lease is granted by the RSL to an Approved Person and Shared Ownership Unit shall be construed accordingly

- 2.1.46** 'the Site' means the land against which this deed may be enforced shown edged red on the Plan and described in Schedule 1, and
- 2.1.47** 'a Social Rented Unit' means an Affordable Housing Unit which is let subject to an assured tenancy agreement with the RSL to persons identified in accordance with the nominations requirements of any funding agreement as approved by the Council in writing, at a rent not exceeding the target rent of the Housing Corporation
- 2.1.48** 'Staircase' means the exercise by the occupier pursuant to the Shared Ownership Lease of the right to acquire a greater interest in the Shared Ownership Unit by paying a percentage of the market value to the RSL after which the rent payable on the part retained by the RSL shall be reduced proportionately
- 2.1.49** 'Transport Contribution' means the sum set out in clause 4
- 2.1.50** 'Units' means the Affordable Housing Units and 'a Unit' shall be construed accordingly
- 2.1.51** 'Working' means a person who is permanently employed or self employed for a minimum of 18 hours per week paid or unpaid in the Locality, Neighbouring Parish or Borough (as applicable)
- 2.1.52** 'Working Days' means any day of the week excluding Saturdays, Sundays and Bank Holidays

2.2 Interpretation

- 2.2.1** Reference in this deed to any recital, clause, paragraph or schedule is, unless the context otherwise requires, a reference to the recital, clause, paragraph or schedule in this deed so numbered.
- 2.2.2** Words importing the singular meaning include the plural meaning and vice versa where the context so admits.

- 2.2.3** Words of the masculine gender include the feminine and neuter genders and words denoting actual persons include companies, corporations and firms and all such words shall be construed interchangeable in that manner.
- 2.2.4** Wherever an obligation falls to be performed by more than one person, the obligation can be enforced against every person so bound jointly and against each of them individually unless there is an express provision otherwise.
- 2.2.5** Any reference to an Act of Parliament shall include any modification, extension or re-enactment of that Act for the time being in force and shall include all instruments, orders, plans, regulations, permissions and directions for the time being made, issued or given under that Act or deriving validity from it.
- 2.2.6** References to any Party shall include the successors in title to that Party and any person deriving title through or under that Party and in the case of the Council and the County Council the successors to their respective statutory functions.
- 2.2.7** Headings where they are included are for convenience only and are not intended to influence the interpretation of the agreement.

3 Legal basis

- 3.1** This deed is made pursuant to the 1990 Act section 106.
- 3.2** The terms of this Deed create planning obligations binding on the Owner pursuant to Section 106 of the 1990 Act and are enforceable as such by the Council and the County Council as local planning authority.

4 Conditions, duration and enforcement

4.1 Conditions precedent

This deed is conditional upon:

4.1.1 the grant of the Planning Permission, and

4.1.2 the Commencement of Development

save for the provisions of clause 6, Provisions of Immediate Effect, which shall come into effect immediately upon completion of this deed.

4.2 Duration

4.2.1 This deed shall cease to have effect, in so far only as it has not already been complied with, if the Planning Permission is quashed, revoked or otherwise withdrawn or, without the consent of the Owner, it is modified by any statutory procedure or expires before the Commencement of Development.

4.2.2 No person shall be liable for any breach of any of the planning obligations or other provisions of this deed after parting with his interest in that part of the Site on which the breach occurs, but without prejudice to liability for any subsisting breach arising before parting with that interest.

4.2.3 Nothing in this deed shall prevent compliance with any obligation pursuant to it before that obligation comes into effect under this clause 4, or compliance by the Developer with an obligation of the Owner, and no such early compliance shall amount to a waiver of the effect of this clause 4.

4.3 Other development

Nothing in this deed shall prohibit or limit the right to develop any part of the Site in accordance with a planning permission (other than the Planning Permission) granted (whether or not on appeal) after the date of this deed.

4.4 The obligations contained in this deed shall not be binding upon or enforceable against:

- 4.4.1** any statutory undertaker or other person who acquires any part of the Site or any interest in it for the purposes of the supply of electricity, gas, water, drainage telecommunication services or public transport services,
- 4.4.2** the Owner after he has disposed of his interest in the Site, or in the event of a disposal of part, in the part disposed of, other than disposal of an interest in the nature of an easement or the benefit of a restriction or similar, but not so as to release the Owner from any antecedent breach, non-performance or non-observance of his obligations,
- 4.4.3** any mortgagee of the RSL or any receiver appointed by such a mortgagee, or any person deriving title through such a mortgagee or receiver,
- 4.4.4** any person to whom the RSL grants a lease of a Unit to, or any successor in title to any such person,
- 4.4.5** any person to whom the RSL grants a Shared Ownership Lease
- 4.4.6** any mortgagee of a tenant under a lease of a Shared Ownership Unit or any receiver appointed by such mortgagee or any person deriving title through any such mortgagee or receiver,
- 4.4.7** any person who by virtue of the terms of the lease of a Shared Ownership Unit is granted a new lease of that Shared Ownership Unit or any mortgagee of a Shared Ownership Unit or any successor in title of such person or mortgagee,
- 4.4.8** the owners or occupiers of any Market Housing Unit or any mortgagee of a Market Housing Unit,
- 4.4.9** any mortgagee of a Shared Ownership Unit or any receiver appointed by such a mortgagee or any person deriving title through such a mortgagee or receiver,
- provided that any mortgagee shall be a full member of the Council of Mortgage Lenders, unless otherwise approved in writing by the Council on a case-by-case basis.

5 Owner's covenants

- 5.1** The Owner covenants with the Council as set out in Schedule 2.
- 5.2** The Owner covenants with the County Council as set out in Schedules 3 and 4.

6 Provisions of immediate effect

- 6.1** Nothing in this deed shall create any rights in favour of any person pursuant to the Contracts (Rights of Third Parties) Act 1999.
- 6.2** The Owner agrees with the Council to give the Council prompt written notice of any change in ownership of any of its interests in the Site occurring before all the obligations under this deed have been discharged such notice to contain details of the transferee's full name and registered office (if a company or usual address if not) together with the area of the Site or unit of occupation purchased by reference to a plan.

7 Notices

- 7.1** Any notice or other written communication to be served upon a Party or given by one Party to any other under the terms of this deed shall be deemed to have been validly served or given if delivered by hand or sent by recorded delivery post to the Party upon whom it is to be served or to whom it is to be given or as otherwise notified for the purpose by notice in writing.
- 7.2** The address for any notice or other written communication shall be within the United Kingdom.
- 7.3** A notice or communication shall be served or given:
 - 7.3.1** on the Owner at, or such other address as shall be notified in writing to the Council and the County Council from time to time, marked for the attention of the Borough and the County Solicitor.

8 Local land charge

- 8.1 This deed shall be registered as a local land charge.
- 8.2 Following the performance and satisfaction of all the obligations contained in this Undertaking, the Council shall forthwith effect the cancellation of all entries made in the Register of Local Land Charges in respect of this Undertaking.

9 Jurisdiction and legal effect

- 9.1 This deed shall be governed by and interpreted in accordance with the law of England and Wales.
- 9.2 The Courts of England and Wales are to have jurisdiction in relation to any disputes between the parties arising or related to this Undertaking.
- 9.3 In so far as any clause or clauses of this deed are found (for whatever reason) to be invalid, illegal or unenforceable, that invalidity, illegality or unenforceability shall not affect the validity or enforceability of the remaining provisions of this deed.
- 9.4 No waiver (whether expressed or implied) by the Council (or the County Council or Owner) of any breach or default in performing or observing any of the covenants terms or conditions of this deed shall constitute a continuing waiver and no such waiver shall prevent the Council (or the County Council or Owner) from enforcing any of the relevant terms or conditions or from acting upon any subsequent breach or default.
- 9.5 Subject to clause 9.8, if any dispute arises relating to or arising out of the terms of this Undertaking, any party (which for the purposes of this clause 9.5 shall include the Council and the County Council) may serve written notice upon the other parties requiring the dispute to be determined under this clause 9.5. The notice is to propose an appropriate Specialist and specify the nature and substance of the dispute and the relief sought in relation to the dispute.
- 9.5.1 For the purposes of this clause 9.5 a "Specialist" is a person qualified to act as an expert in relation to the dispute having not less than ten years' professional

experience in relation to developments in the nature of the Development and property in the same locality as the Site.

- 9.5.2** Any dispute over the type of specialist appropriate to resolve the dispute may be referred to at the request of either party to the President or next most senior available officer of the Law Society who will have the power, with the right to take such further advice as he may require, to determine the appropriate type of Specialist and to arrange his nomination under clause 9.5.3.
- 9.5.3** Any dispute over the identity of the Specialist is to be referred to at the request of either party to the President or other most senior available officer of the organisation generally recognised as being responsible for the relevant type of Specialist who will have the power, with the right to take such further advice as he may require, to determine and nominate the appropriate Specialist or to arrange this nomination. If no such organisation exists, or the parties cannot agree the identity of the organisation, then the Specialist is to be nominated by the President or next most senior available officer of the Law Society.
- 9.6** The Specialist is to act as an independent expert and:
- 9.6.1** each party may make written representations within ten Working Days of his appointment and will copy the written representations to the other party;
- 9.6.2** each party is to have a further ten Working Days to make written comments on the other's representations and will copy the written comments to the other party;
- 9.6.3** the Specialist is to be at liberty to call for such written evidence from the parties and to seek such legal or other expert assistance as he or she may reasonably require;
- 9.6.4** the Specialist is not to take oral representations from the parties without giving both parties the opportunity to be present and to give evidence and to cross-examine each other;
- 9.6.5** the Specialist is to have regard to all representations and evidence before him when making his decision, which is to be in writing, and is to give reasons for his decision; and
- 9.6.6** the Specialist is to use all reasonable endeavours to publish his decision within 30 Working Days of his appointment.
- 9.7** Responsibility for the costs of referring a dispute to a Specialist under this clause 9, including costs connected with the appointment of the Specialist and the

Specialist's own costs, and the legal and other professional costs of any party in relation to a dispute, will be decided by the Specialist.

- 9.8 This clause 9 does not apply to disputes in relation to matters of law or the construction or interpretation of this Undertaking which will be subject to the jurisdiction of the courts.

10 Indexation, Interest and VAT

- 10.1 If any payment due under this deed is paid late, Interest shall be payable from the date payment is due to the date of payment.
- 10.2 All consideration given in accordance with the terms of this deed shall be exclusive of any value added tax properly payable.

11 Contributions

- 11.1 In the event that any of the Contributions shall not have been expended or contractually committed to be spent then on expiry of a five year period (to be calculated from the date that each instalment of the Contributions is paid to the Council or the County Council) the Contributions or the balance thereof (if any) together with all interest accrued upon such balance (if any) as may have arisen thereon shall be promptly repaid to the Owner.

IN WITNESS whereof the parties hereto have set their hands and/or seals the day and year first before written

SCHEDULE 1

The Owner's Title and Site Description

All that freehold land registered at HM Land Registry under title number LAN98629 and known as land on the south side of Whalley Road, Billington, Clitheroe, and shown edged red on the Plan.

SCHEDULE 2

The Owner's Covenants with the Council

The Owner hereby covenants and undertakes to the Council and the County Council that in the event of the Planning Permission being granted and upon commencement of Development it will comply with the following obligations:

1 Progress of development

The Owner give written notice to the Council (via the Nominated Officer) within 15 Working Days of:

- 1.1 the Commencement of Development
- 1.2 the first Occupation of a Dwelling

2 Affordable Housing

2.1 To build the Units in accordance with:

- 2.1.1 the Planning Permission; and
- 2.1.2 to use its best endeavours to Dispose of the Units to a RSL

2.2 Not to Dispose of:

- 2.2.1 more than 50% of the Market Housing Units until 100% of the Affordable Units have reached the Date of Practical Completion and have been transferred to a RSL and

2.3 To give notice in writing to the Council within 15 Working Days after the completion of the disposal of the Units to a RSL

Obligations of an RSL upon taking an interest in the Affordable Housing

2.4 Upon the Disposal of the Units the RSL shall:-

- 2.4.1 Not Dispose of any interest in the Units or any part thereof prior to the grant of a Rental Agreement or a Shared Ownership Lease save to another RSL who has

been approved in writing by the Council (such consent not to be unreasonably withheld or delayed)

- 2.4.2 Ensure that 6 Units are available to rent by an Approved Person unless otherwise agreed in writing by the Council
- 2.4.3 Not permit any occupier of a Rented Unit to acquire the freehold interest of that unit and to ensure that every Rental Agreement granted contains suitable provisions to secure compliance with this covenant
- 2.4.4 The rental levels to be charged in relation to each Rented Unit shall be approved by the Council and shall not exceed those accepted by the Homes and Communities Agency as being affordable for the Borough by the Homes and Communities Agency provided that the rental levels shall not exceed the Local Housing Allowance
- 2.4.5 Ensure that 5 of the Units which are available to occupy are Shared Ownership Units made available to an Approved Person where each Shared Ownership Unit is occupied by someone who is part renting and part purchasing the property and where the share initially purchased by each occupier shall not be less than 30% of the interest in the Shared Ownership Unit unless otherwise agreed in writing by the Council
- 2.4.6 To permit any occupier of a Shared Ownership Unit to Staircase to 80% by increments of no less than 10% and to ensure that every Shared Ownership Lease granted contains suitable provisions to secure compliance with this covenant
- 2.4.7 The annual rent on the non-purchased share of each Shared Ownership Unit shall be in line with the prevailing normal rental levels for an RSL or such other figure as shall be approved in writing by the Council provide that the rent shall not exceed the Local Housing Allowance
- 2.4.8 The Disposal by the RSL (and any subsequent owners) of the Units shall be subject to the nomination rights and qualifications set out in this Schedule
- 2.4.9 Within 1 month of the transfer to a RSL of the Units the RSL shall invite in writing and permit the Council to nominate potential occupiers of the Rented Units as they become available
- 2.4.10 If the Council shall fail to nominate an Approved Person within 28 Working Days of the invitation from the RSL then the RSL shall be free to grant a Rental Agreement the relevant Rental Unit to an Approved Person provided always that the Council

and the RSL shall in any event cooperate in the nomination process and the RSL shall consider sympathetically the Council's suggested nominations even if put forward after the aforesaid date

- 2.4.11 The RSL shall only transfer a Shared Ownership Unit to an Approved Person
- 2.4.12 The RSL shall serve notice in writing on the Council within 21 Working Days of the Disposal of a Rental Unit or a Shared ownership Unit so that the Council is kept fully informed of tenancies and ownerships on the Site
- 2.4.13 If the RSL is minded to Dispose of the whole or any part of the Units to any other RSL then it shall serve written notice of its intention on the Council and shall obtain the prior written consent of the Council to any Disposal, such consent not to be unreasonably withheld or delayed

Obligations of the Owner if the Affordable Housing Units are not transferred to an RSL

- 2.5 In relation to the Affordable Housing Units if the obligation in paragraphs 2.1.2, 2.2 and 2.3 of this Schedule to convey the Units to a RSL shall not be possible upon the expiry of a period of one year from the Date of Practical Completion of the relevant Market Housing Units the obligation shall be as follows:
 - 2.5.1 it is demonstrated to the reasonable satisfaction of the Council that the Owner has used reasonable endeavours to conclude such an agreement with a RSL; and
 - 2.5.2 The Owner shall undertake with the Council that it will comply with the obligations in clause 2.4 of this Schedule as if they were their own so far as the same relates to the Rented Units; and
 - 2.5.3 in relation to the Shared Ownership Units, the following shall apply:-
 - (a) they shall be offered for sale to an Approved Person for a maximum of 60% of the Open Market Value as a Discounted Sale Unit
 - (b) immediately upon service of the Notice the Owner and the Council shall consult together and attempt in good faith to agree the Open Market Value of the Discounted Sale Unit(s); and
 - (c) if the Owner and the Council have not agreed the Open Market Value within 20 working days of the service of the Notice each party shall be entitled to refer the matter for determination by the Independent Valuer who shall act as an expert (and not as an arbitrator).

Additional Affordable Provision

- 2.6 The transfer or letting of the Affordable Units to any RSL or other Owner shall be subject to the following provisions:**
 - 2.6.1 a covenant providing that the Units shall only be occupied by an Approved Person meeting the Qualifying Criteria and nominated in accordance with the Nomination Process**
 - 2.6.2 a Restriction on the title of the Affordable Housing Unit in favour of the Council that no disposition of the registered estate of the property (other than a charge) is to be registered at the Land Registry without a certificate signed by the Solicitor or Conveyancer of the Council that the requirements of this Undertaking dated the Twelfth day of July 2011 and given by the Owner (1) to the Council (2) and the County Council (3) pursuant to Section 106 of the Act have been fully complied with**
- 2.7 The provisions of paragraph 2.6 of this Schedule shall not be binding on a mortgagee in possession of the whole or any part of a Unit provided that such mortgagee or chargee in possession exercising any power of sale shall first have used reasonable endeavours over a period of four months in consultation with the Council to dispose of the Unit to an Approved Person approved by the Council (such approval not to be unreasonably withheld or delayed)**

SCHEDULE 3

Education

- 3.1** The Education Contribution shall mean the sum of £165,759 and the Owner covenants with the County Council to pay the Education Contribution in accordance with clause 3.2 of this Schedule 3.
- 3.2** All such amounts will be payable by the Owner in two equal instalments the first of which will be payable on the first occupation of any Dwelling and the second immediately after one third of the Dwellings have been occupied.

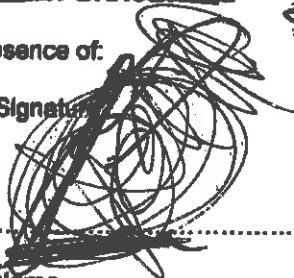
SIGNED as a DEED by

~~XXXXXXXXXXXXXXXXXXXX~~



in the presence of:

Witness Signature



Witness Name

~~Michael Norman Gao~~

Witness Address

~~8 Sharnwood Park, North York, Ontario M2N 5P5~~

Witness Occupation

Chartered Town Planner

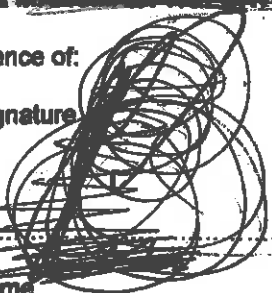
SIGNED as a DEED by

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in the presence of:

Witness Signature



Witness Name

~~Michael Norman Gao~~

Witness Address

~~8 Sharnwood Park, North York, Ontario M2N 5P5~~

Witness Occupation

Chartered Town Planner

SCHEDULE 4
Transport Contribution

- 4.1 The Transport Contribution shall mean the sum of £65,050 and the Owner covenants with the County Council to pay the Transport Contribution in accordance with clause 4.2 of this Schedule 4.
- 4.2 All such amounts will be payable by the Owner in two equal instalments the first of which will be payable on the first occupation of any Dwelling and the second immediately after one third of the Dwellings have been occupied.