

**DATED** 07 November 2025

**(1) MARK ANDREW McREYNOLDS and CHRISTOPHER MALCOLM  
McREYNOLDS**

and

**(2) HINCKLEY AND BOSWORTH BOROUGH COUNCIL**

and

**(3) LEICESTERSHIRE COUNTY COUNCIL**

and

**(4) RICHBOROUGH ESTATES GROUP LIMITED**

### **PLANNING AGREEMENT**

Pursuant to Section 106 of the Town and Country Planning Act 1990 relating  
to residential development on land off Brascote Lane, Newbold Verdon,  
Leicester

Planning application reference: 24/01158/OUT

Hinckley and Bosworth Borough Council

Legal Services

The Hub

Rugby Road

Hinckley

**THIS AGREEMENT** by way of Deed is made the 07 day of November  
Two Thousand and Twenty-Five

**BETWEEN:**

1. **MARK ANDREW McREYNOLDS** of Laburnum Avenue Newbold  
Verdon Leicester LE9 9LQ and **CHRISTOPHER MALCOLM  
McREYNOLDS** of 4 Riverside Witherley Atherstone CV9 3LQ  
("the Owner")
2. **HINCKLEY AND BOSWORTH BOROUGH COUNCIL** of  
Hinckley Hub Rugby Road Hinckley Leicestershire LE10 0FR  
("the Borough Council")
3. **LEICESTERSHIRE COUNTY COUNCIL** of County Hall Glenfield  
Leicester LE3 8RA ("the County Council")
4. **RICHBOROUGH ESTATES GROUP LIMITED** (registered  
number 08052635) of Second Floor Waterloo House 20 Waterloo  
Street Birmingham B2 5TB ("the Promoter")

**RECITALS:**

- A. The Borough Council is the local planning authority for the  
purposes of the Act for the Borough of Hinckley and Bosworth  
within which the Application Land is situated
- B. The Borough Council and the County Council are both Principal  
Councils within the meaning of the Local Government Act 1972  
(as amended) and the obligations contained herein are  
enforceable by the Borough Council and the County Council in  
respect of the obligations owed to each of them
- C. The County Council is the local highway authority and is  
responsible for the provision of education, waste management  
and library facilities for the area in which the Application Land is  
situated
- D. The Owner is the freehold owner of the Development Land  
registered at HM Land Registry with title absolute under part of  
title number LT34731



- E. The Promoter has the benefit of a promotion agreement in relation to the Development Land within part of title number LT34731 entered into with the Owner dated 19 December 2024 and enters into this Agreement for the purpose of consenting to the Development Land being bound by the obligations contained in this Agreement
- F. The Planning Application was made to the Borough Council by the Promoter for planning permission for the Development as described in the Planning Application
- G. The Borough Council resolved on 7<sup>th</sup> October 2025 to grant the Planning Permission subject to the completion of this Agreement
- H. The Borough Council, the County Council, the Owner and the Promoter are entering into this Agreement to make provision for regulating the Development in the manner hereinafter appearing and have agreed to enter into this Agreement with the intention that the obligations contained in this Agreement may be enforced by the Borough Council and the County Council against the Owner
- I. The parties to this Agreement have given due consideration to the provisions of Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended) (to the extent relevant to the obligations in this Agreement) and the advice set out at paragraph 58 of the NPPF and consider that the planning obligations contained within this Agreement are:
- (a) necessary to make the Development acceptable in planning terms;
  - (b) directly related to the Development; and
  - (c) fairly and reasonably related in scale and kind to the Development

## **OPERATIVE PROVISIONS:**

### **1. DEFINITIONS AND INTERPRETATION**

1.1 In this Agreement the following expressions shall have the following meanings:

"the Act" means the Town and Country Planning Act 1990 (as amended)

"Accessible Natural Green Space" means open space to be provided on the Development Land as publicly accessible woodland and/or urban forestry and/or scrub grasslands (including downlands and/or commons and/or meadows and/or wetlands and/or open and running water and/or wastelands) to accord with the Borough Council's current policy requirements amounting to at least 40 square metres per Dwelling

"Affordable Dwelling/s" means the units to be constructed as part of the Development as Affordable Housing being 40% of the total number of Dwellings and to comprise:

- (i) 75% Affordable Housing for Rent (rounded down to the nearest whole Dwelling); and
- (ii) 25% Shared Ownership Dwellings (rounded up to the nearest whole Dwelling)

unless otherwise agreed in writing by the Owner and the Borough Council  
PROVIDED THAT in (ii) above where the

rounding up to the nearest whole Dwelling results in more than the overall requirement of Affordable Dwellings then the relevant Shared Ownership Dwellings shall be rounded down to the nearest whole Dwelling as appropriate to achieve the correct number of Affordable Dwellings overall

“AHP Affordable Dwelling/s” means those Affordable Dwellings which are to be transferred to an Affordable Housing Provider (being the Affordable Housing for Rent and the Shared Ownership Dwellings)

“Affordable Housing” has the meaning given to it in Annex 2 of the NPPF

“Affordable Housing Commuted Sum” means a financial contribution in lieu of the on site provision of Affordable Dwellings such contribution being part of the Alternative Affordable Housing Provision such sum to be equivalent to the difference in value of the relevant land which is released (i) with Affordable Housing provision on such land and (ii) without Affordable Housing provision on such land with provision of Market Dwellings on such land instead such financial contribution to be paid to the Borough Council to procure new affordable housing or improvements to existing affordable housing within the Borough Council's administrative area

**"Affordable Housing Notice"** means a written notice to be served by the Owner on the Borough Council confirming that the Owner has been unable to transfer the AHP Affordable Dwellings or any of them within the Development to an Affordable Housing Provider such notice to be accompanied by: (i) details of the Affordable Housing Providers who have been approached to purchase the relevant Affordable Dwellings and (ii) copies of the responses/offers from Affordable Housing Providers

**"Affordable Housing Provider"** means either:

- i) a provider of Affordable Housing who is registered with the Regulator of Social Housing under the Housing and Regeneration Act 2008 or any successor authority; or
- ii) any other housing provider approved in writing by the Borough Council; or
- iii) any other company or body approved in writing by the Borough Council

**"Affordable Housing Scheme"** means the scheme for the provision of the Affordable Dwellings as part of the Development to be submitted in accordance with clause 3.1.1 and containing details of the number of the Affordable Dwellings and details of the



composition of the Affordable Dwellings in relation to tenure and housing type and on the basis of 135 Dwellings including 54 Affordable Dwellings (40% of the total number of Dwellings) in the scheme for the whole Development including 40 Affordable Housing for Rent (75% of the Affordable Dwellings) and 14 Shared Ownership Dwellings (25% of the Affordable Dwellings) (and if the number of Affordable Dwellings is less than 54 due to the overall number of Dwellings being less than 135 then the number of Affordable Housing for Rent and Shared Ownership Dwellings shall be reduced proportionately) and details of the Affordable Housing Provider if known

“Affordable Housing for Rent”

means a rented housing unit built pursuant to the Planning Permission which is within the definition of ‘Affordable housing for rent’ set out in Annex 2 of the NPPF

“Alternative Affordable Housing Provision”

means the package of alternative Affordable Housing provision to be proposed by the Owner and approved by the Borough Council as set out in clauses 3.3 – 3.5 of this Agreement

“Application Land”

means the land off Brascote Lane Newbold Verdon as shown edged red on the Parameter Plan

"Base Rate"	means the base lending rate from time to time of HSBC Bank PLC or if that base rate ceases to be used or published a comparable commercial lending rate reasonably determined by the Borough Council
"Borough Council Monitoring Fees Contribution"	means the sum of £6,357.00 (calculated on the basis of £489 per Borough Council planning obligation) such sum adjusted in accordance with the indexation provisions of the First Schedule hereto and payable by the Owner to Borough Council as a contribution towards the costs of the Borough Council monitoring compliance with obligations contained herein
"Bus Pass(es)"	means an adult bus pass entitling the holder of each bus pass to travel free of charge on local bus services over a period of six (6) months commencing from the date of issue of the bus pass
"Bus Pass Contribution"	means the sum of One Thousand Two Hundred and Ten Pounds (£1,210.00) per Dwelling (adjusted in accordance with the indexation provisions contained in the First Schedule) payable by the Owner to the County Council towards the provision of Bus Passes in accordance with the provisions of clause 5.6

"Casual/Informal Open Space"

means usable informal open play space to be provided on the Development Land to accord with the Borough Council's current policy requirements amounting to at least 16.8 sqm per Dwelling

"Commencement of Development"

means the earliest date on which any of the material operations (as defined by Section 56(4) of the Act) pursuant to the implementation of the Development on the Development Land is begun save that irrespective of the provisions of Section 56 (4) of the Act none of the following operations shall constitute a material operation for the purposes of constituting Commencement of Development

- i. trial holes or other operations to establish the ground conditions of the Development Land site survey work or works of remediation
- ii archaeological investigations on the Development Land
- iii any works of demolition or site clearance
- iv any structural planting or landscaping works
- v. ecological or nature conservation works associated with the Development

- vi. construction of site compounds  
boundary fencing or hoardings
  - vii. construction of access or highway  
works or provision of services  
(including drainage and media)
  - viii. any other preparatory works agreed  
in writing with the Borough Council
- and "Commence the Development" shall  
be construed accordingly

"County Council Monitoring  
Costs Contribution"

means the sum of Three Hundred Pounds (£300.00) per planning obligation owed to the County Council herein or 0.5% of the value of any contribution due to the County Council (whichever is the greater) payable by the Owner to the County Council as a contribution towards the costs of the County Council in monitoring compliance with the obligations owed to it contained herein

"Default Interest Rate"

means a rate 4% above Base Rate

"Development"

means the development described in the Planning Application and to be carried out pursuant to the Planning Permission

"Development Land"

the land bound by this Agreement namely the land off Brascote Lane Newbold Verdon being the land registered with title absolute at the Land Registry under title number LT34731 as shown edged red on Plan 1 excluding any public highway



"Dwelling"

means a dwelling built pursuant to the Planning Permission and whether an Affordable Dwelling or otherwise

"Early Years Contribution"

means the maximum sum of Two Hundred and Ten Thousand Six Hundred and Thirty Five Pounds and Ten Pence (£210,635.10) (adjusted in accordance with the indexation provisions of the First Schedule) calculated as follows

$$(A \times 0.085 \times £18,356.00) = B$$

Where:

A = total no of Dwellings which comprise two or more bedrooms

B = total Early Years Contribution payable (index linked in accordance with the indexation provisions of the First Schedule)

in accordance with the provisions of clause 5.10 to be paid by the Owner to the County Council towards the improvement remodelling or enhancement of the existing facilities at Newbold Verdon Primary School in order to create additional capacity for early years provision or at any other early years educational establishment (including the construction of a new educational establishment) within the locality of the Development to support the early years provision for the Development

"Equipped Children's Play Space" means open space to be provided with play equipment on the Development Land to accord with the Borough Council's current policy requirements amounting to at least 3.6 square metres per Dwelling which will accommodate a LEAP (local equipped area of play)

"Footpath Improvements Contribution" means the sum of Sixty Four Thousand Three Hundred and Six Pounds (£64,306) (adjusted in accordance with the indexation provisions contained in the First Schedule) towards appropriate surfacing of Footpath S26 and the provision of appropriate street lighting

"Health Care Facilities Contribution" means the sum (not exceeding One Hundred and Four Thousand Five Hundred and Forty-Four Pounds (£104,544.00)) which shall be calculated in accordance with the following:

$(A \times B) \times (C \times D) = \text{Health Care Facilities Contribution}$

Where:

A is 2.42 (the average persons per dwelling)

B is the number of Dwellings erected as part of the Development

C is 0.08 (the standard area m<sup>2</sup>/person)

D is £4,000 (cost of extension including fees £/m<sup>2</sup>)

payable by the Owner to the Borough Council in accordance with the provisions of clause 4.3 and adjusted in accordance with the indexation provisions of the First Schedule towards the improvement of services at the Newbold Verdon Medical Practice and/or the Desford Medical Practice consequent upon the impact of the Development

"Health Care Body"

means the Leicester Leicestershire and Rutland Integrated Care Board or any successor body

"LAP"

means a local area of play of a minimum size of 10m by 10m open space to be provided on the Development Land specifically designed and primarily laid out for very young children to play safely close to where they live, designed to encourage informal play and social interaction for toddlers. The LAP requires no play equipment, relying more on demonstrative features indicating that play is positively encouraged

"Library Facilities Contribution"

means the sum to be used at Newbold Verdon Library to provide improvements to the library and its facilities, including, but not limited to, books, materials, or associated equipment or to reconfigure the internal or external library space to account for additional usage of the venue

arising from an increase in members to the library as a result of the Development calculated in accordance with the following formula:

$$(A \times 1.157 \times 8.70 \times 3) + (B \times 1.157 \times 8.70 \times 1.5) + (C \times 1.157 \times 8.70 \times 1) = D$$

Where:

A = total number of Dwellings which comprise two or more bedrooms

B = total number of Dwellings which comprise one bedroom

C = total number of student bed Dwellings

D = total Library Facilities Contribution payable (adjusted in accordance with the indexation provisions of the First Schedule)

subject to a maximum sum of Four Thousand and Seventy Six Pounds and Sixty Nine Pence (£4,076.69) (adjusted in accordance with the indexation provisions of the First Schedule) payable by the Owner to the County Council

“Market Dwelling/s”

means any Dwelling for sale lease or other disposal on the open market constructed as part of the Development which is not an Affordable Dwelling

“NPPF”

means the National Planning Policy Framework published by The Ministry of Housing Communities and Local



Government in December 2024 or any successor provisions which may be introduced from time to time including for the avoidance of doubt changes in policy or legislative changes

"Off Site Open Space Contribution"

means a sum payable by the Owner to the Borough Council in accordance with the provisions of clause 4.1 hereof towards the provision and/or improvement and maintenance of new or existing outdoor sports facilities (artificial or grassed) within 1km of the Development Land adjusted in accordance with the indexation provisions of the First Schedule hereof and calculated as follows:

in relation to Outdoor Sports Provision the sum of number of Dwellings x 38.4 sqm x £9.05 towards the provision of the same (to a maximum of Forty Six Thousand Nine Hundred and Fifteen Pounds and Twenty Pence (£46,915.20)) ("the Provision Sum") and in relation to maintenance the sum of number of Dwellings x 38.4 sqm x £4.30 towards the maintenance of the same (to a maximum of Twenty Two Thousand Two Hundred and Ninety One Pounds and Twenty Pence (£22,291.20)) ("the Maintenance Sum")

**"Occupation"**

means in relation to the Development beneficial occupation of any part of it for residential purposes but shall not include

- (i) daytime occupation by workmen involved in the erection fitting out or decoration of any part of the Development; or
- (ii) the use of any Dwellings for the marketing of the Development; or
- (iii) the storage of plant and materials

and "Occupy" and "Occupied" shall be construed accordingly

**"On Site Open Space Area"**

means those parts of the Development Land the extent of which being generally in accordance with the areas shown coloured green and denoted as proposed open spaces on the Parameter Plan comprising the Casual/Informal Open Space; the Accessible Natural Green Space; and the Equipped Children's Play Space (as defined in this Agreement) with the precise boundary of the overall area of On Site Open Space Area and the precise boundaries of each of the above typologies to be determined by the reserved matters approvals pursuant to the Planning Permission and the term On Site Open Space Area shall be construed as referring to the relevant part of the On Site Open Space Area within the

Development where the context so requires in clause 4.2

"On Site Open Space Area  
Maintenance Contribution"

means the sum of £24,494.40 in relation to the total Casual/Informal Open Space across the Development (such sum being on the basis of the number of Dwellings x 16.8 sqm of Casual/Informal Open Space x £10.80 with the sum changing if there is more or less Casual/Informal Open Space at a rate of £10.80 per square metre) for the maintenance of the Casual/Informal Open Space; the sum of £76,680.00 in relation to the total Accessible Natural Green Space across the Development (such sum being on the basis of the number of Dwellings x 40 sqm of Accessible Natural Green Space x £14.20 with the sum changing if there is more or less Accessible Natural Green Space at a rate of £14.20 per square metre) for the maintenance of the Accessible Natural Green Space; and the sum of £85,341.60 in relation to the total Equipped Children's Play Space across the Development (such sum being on the basis of the number of Dwellings x 3.6 sqm of Equipped Children's Play Space x £175.60 with the sum changing if there is more or less Equipped Children's Play Space at a rate of £175.60 per square metre) in accordance with the provisions of clause 4.2.6.3 and such sums to be adjusted in

	<p>accordance with the indexation provisions contained in the First Schedule in relation to the maintenance of the On Site Open Space Area provided on the Development Land where the On Site Open Space Area is transferred to the Borough Council or the Parish Council for future management and maintenance</p>
<p>"On Site Open Space Area Maintenance Scheme"</p>	<p>means the scheme for the future maintenance and management of the On Site Open Site Space Area to be submitted by the Owner to the Borough Council in accordance with the provisions of clause 4.2.4</p>
<p>"Outdoor Sports Provision"</p>	<p>means natural or artificial services either publicly or privately owned used for sport and recreation and includes school playing fields</p>
<p>"On Site Open Space Area Scheme"</p>	<p>means the scheme for the provision phasing and laying out of the On Site Open Space Area to be submitted by the Owner to the Borough Council in accordance with the provisions of clause 4.2.1</p>
<p>"Other Affordable Home Ownership"</p>	<p>means Affordable Housing for sale as described in paragraphs (c) and (d) to the definition of 'Affordable Housing' in Annex 2: Glossary to the NPPF which for the avoidance of doubt may include discount market sales housing, shared ownership, relevant equity loans, other low cost</p>



	homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent)
"Plan 1"	means the plan attached at Appendix One hereto being drawing number 902832.36.10 and titled S106 Plan
"Parish Council"	means Newbold Verdon Parish Council
"Parameter Plan"	means the plan attached at Appendix Two hereto being drawing number 902832-36-06 Rev C and titled Parameter Plan
"Planning Application"	means the Planning Application submitted to the Borough Council in respect of the Application Land and allocated reference number 24/01158/OUT applying for outline planning permission for up to 135 dwellings with associated landscaping, open space, drainage infrastructure and associated works (all matters reserved except access)
"Planning Permission"	means the outline planning permission granted pursuant to the Planning Application
"Post -16 Sector Contribution"	means the maximum sum of Eighty Six Thousand One Hundred and One Pounds and Seventy Nine Pence (£86,101.79) (adjusted in accordance with the

indexation provisions of the First Schedule) calculated as follows:

$$(A \times 0.033 \times £19,327) + (B \times 0.0053 \times £19,327) = C$$

Where:

A = total no of houses within the Development which comprise two or more bedrooms

B = total no of flats/apartments within the Development with two or more bedrooms

C = total Post-16 Sector Contribution payable (index linked in accordance with the indexation provisions of the First Schedule)

payable by the Owner to the County Council pursuant to clause 5.15 towards the improvement remodelling or enhancement of the existing facilities at The Bosworth Academy in order to create additional capacity or at any other Post-16 educational establishment (including the construction of a new educational establishment) which shall provide a catchment facility for pupils living on the Development

"Primary Education Contribution"

means the maximum sum of Seven Hundred and Forty Three Thousand Four Hundred and Eighteen Pounds (£743,418.00) (adjusted in accordance

with the indexation provisions of the First Schedule) calculated as follows:

$$(A \times 0.3 \times \text{£}18,356) + (B \times 0.043 \times \text{£}18,356) = C$$

Where:

A = total no of houses within the Development which comprise two or more bedrooms

B = total no of flats/apartments within the Development with two or more bedrooms

C = total Primary Education Contribution payable (index linked in accordance with the indexation provisions of the First Schedule)

payable by the Owner to the County Council to be used to improve remodel or enhance existing facilities at Newbold Verdon Primary School in order to create additional capacity or at any other primary school (including the construction of a new educational establishment) which shall comprise a catchment school for pupils living on the Development

"Reserved Matters Approval

a reserved matters approval pursuant to the Planning Permission.

"Secondary School Sector  
(11-16) Contribution"

means the maximum sum of Four Hundred and Three Thousand and Fourteen Pounds and Forty-Two Pence (£403,014.42) (adjusted in accordance

with the indexation provisions of the First Schedule) calculated as follows:

$$(A \times 0.167 \times £17,876) + (B \times 0.0267 \times £17,876) = C$$

Where:

A = total no of houses within the Development which comprise two or more bedrooms

B = total no of flats/apartments within the Development with two or more bedrooms

C = total Secondary School Sector (11-16) Contribution payable (index linked in accordance with the indexation provisions of the First Schedule)

payable by the Owner to the County Council to be used to improve remodel or enhance existing facilities at The Market Bosworth School in order to create additional capacity or at any other secondary school (including the construction of a new educational establishment) which shall comprise a catchment school for pupils living on the Development

"SEND Contribution"

means together the SEND Contribution (Primary) and the SEND Contribution (Secondary)

"SEND Contribution (Primary)"

means the maximum sum of Thirty-Two Thousand One Hundred and Seventy-



Eight Pounds and Sixty-Four Pence (£32,178.64) calculated as follows:

$$(A \times 0.00363 \times £65,664) + (B \times 0.00052 \times £65,664) = C$$

Where:

A = total no of houses within the Development which comprise two or more bedrooms

B = total no of flats/apartments within the Development with two or more bedrooms

C = total SEND Contribution (Primary) payable (index linked in accordance with the indexation provisions of the First Schedule)

payable by the Owner to the County Council to be used to improve remodel or enhance existing facilities at The Dorothy Goodman School Hinckley in order to create additional capacity for primary age pupils with special educational needs or at any other establishment (including the construction of a new educational establishment) which will accommodate pupils with special educational needs living in the Development

"SEND Contribution (Secondary)"

means the maximum sum of Forty- Four Thousand and Twenty-Six Pounds and Seventy-Four Pence (£44,026.74) calculated as follows:

$$(A \times 0.004 \times \text{£}81,531.00) + (B \times 0.00064 \times \text{£}81,531.00) = C$$

Where:

A = total no of houses within the Development which comprise two or more bedrooms

B = total no of flats/apartments within the Development with two or more bedrooms

C = total SEND Contribution (Secondary) payable (index linked in accordance with the indexation provisions of the First Schedule)

payable by the Owner to the County Council to be used to improve remodel or enhance existing facilities at The Dorothy Goodman School Hinckley in order to create additional capacity for secondary age pupils with special educational needs or at any other secondary establishment (including the construction of a new educational establishment) which will accommodate pupils with special educational needs living in the Development

"Shared Ownership Dwellings"

means dwellings purchased on a shared equity basis whereby not more than 75% and not less than 10% of the equity initially sold to the purchaser by the Affordable Housing Provider with flexibility to

increase their degree of ownership if they so wish

**"Title Matters"**

means agreements covenants, restrictions, stipulations and other matters contained or referred to in the registers of the title number of the On Site Open Space Area as at the specific date of the title documentation relied upon when entering into a transfer of the On Site Open Space Area

**"Travel Packs"**

means the pack produced by the Owner and approved by the County Council (or in the alternative provided by the County Council) for each Dwelling providing information on public transport and other means of sustainable travel to and from the Development other than by private car including an application form for the Bus Pass(es)

**"Travel Pack Contribution"**

means the sum of Fifty-Two Pounds and Eighty-Five Pence (£52.85) per Dwelling (adjusted in accordance with the indexation provisions contained in the First Schedule) payable by the Owner to the County Council towards the provision of Travel Packs in accordance with the provisions of clause 5.3 if the Owner is not to provide the Travel Pack itself

"Travel Plan"	means the travel plan to be secured by way of a planning condition on the Planning Permission
"Travel Plan Monitoring Contribution"	means the sum of Six Thousand Pounds (£6,000) payable by the Owner to the County Council in accordance with the provisions of clause 5.8 for monitoring the Travel Plan
"Waste Management Contribution"	means the sum of Forty Nine Pounds and Fifty Three Pence (£49.53) (adjusted in accordance with the indexation provisions contained in the First Schedule) per Dwelling subject to a maximum sum of Six Thousand Six Hundred and Eighty Six Pounds and Fifty Five Pence (£6,686.55) (adjusted in accordance with the indexation provisions contained in the First Schedule) payable by the Owner to the County Council towards site reconfiguration and/or development of waste infrastructure to increase the capacity for the Barwell Household Waste and Recycling Centre ("HWRC") or any other HWRC directly impacted by the Development in accordance with the provisions of clause 5.9 hereof
"Working Day"	means any day except any Saturday or Sunday or any other day on which banks in the City of London are not open to the general public



- 1.2 Words in this Agreement importing the singular meaning shall where the context so admits include the plural meaning and vice versa
- 1.3 Words in this Agreement of the masculine gender shall include the feminine and neuter genders and vice versa and words denoting natural persons shall include corporations and vice versa
- 1.4 References in this Agreement to any statutes or statutory instruments shall include and refer to any statute or statutory instrument amending consolidating or replacing them respectively from time to time and for the time being in force
- 1.5 Where in this Agreement reference is made to a Clause Schedule or Plan such reference (unless the context otherwise requires) is a reference to a Clause or Schedule of or in the case of a Plan attached to this Agreement
- 1.6 Obligations and liabilities of a party comprising more than one person are obligations of such persons jointly and severally
- 1.7 Covenants made hereunder:
  - 1.7.1 on the part of the Borough Council shall be enforceable against the Borough Council and any statutory successor to it as local planning authority
  - 1.7.2 on the part of the County Council shall be enforceable against the County Council and any statutory successor to it as County Council
- 1.8 The expression "the Owner" shall where the context so admits include its respective successors and assigns

## **2. GENERAL PROVISIONS**

### **Statutory Authority**

- 2.1 This Agreement and each of the covenants given by the Owner contained herein is a planning obligation and is made pursuant to Section 106 of the Act
- 2.2 The covenants by the Owner contained herein shall be enforceable by either or both the County Council and the Borough Council except where the obligation is expressed as a covenant made solely with the County Council or the Borough Council in which case such obligation

shall be enforceable only by that authority

- 2.3 This Agreement is a local land charge and shall be registered as such by the Borough Council

### **Liability**

- 2.4 The covenants given by the Owner contained herein are made with the intent that the covenants will bind the Development Land and be binding on and enforceable against its successors in title or assignees and subject to clause 2.6 those deriving title under the Owner PROVIDED THAT without prejudice to the enforcement of covenants against successors in title no person shall be liable for any breach or non-performance of the covenants contained herein or for the performance of any obligations which arise from the carrying out of the Development on and in respect of the Development Land or any part of the Development Land in which that person does not have an interest or after that person shall have parted with its interest in the Development Land or that part of the Development Land to which the breach relates but without prejudice to liability for any subsisting breach arising prior to parting with such interest
- 2.5 Nothing in this Agreement shall prohibit or limit the right to develop any part of the Development Land in accordance with a planning permission (other than the Planning Permission as defined herein or any renewal thereof or any reserved matters approval with respect thereto) granted (whether or not on appeal) after the date of this Agreement in respect of which development this Agreement will not apply
- 2.6 The covenants contained in this Agreement shall not be enforceable against individual purchasers or lessees of Dwellings on the Development Land (save that this exemption shall not apply to the occupancy restrictions of the Affordable Dwellings as set out in clauses 3.1.7-3.1.9 hereof) or against statutory undertakers in relation to any parts of the Development Land acquired by them for electricity sub-

stations gas governor stations or pumping stations or against anyone whose only interest in the Development Land or any part of it is in the nature of the benefit of an easement or covenant

### **Contingencies**

2.7 In the event that the Owner disposes of its interest in the Development Land or any part thereof (other than a disposal to a purchaser of a Dwelling or any disposal of any land to statutory utilities operators for operational purposes) it shall within twenty-eight (28) days of such disposal give written notice of the name and address of its successors in title to the Borough Council and the County Council together with sufficient details of the land included in the disposal to allow its identification

2.7.1 If any provision of this Agreement is declared by any judicial or other competent authority to be void voidable illegal or otherwise unenforceable the remaining provisions of this Agreement shall continue in full force and effect and the parties shall amend that provision in such reasonable manner as achieves the intention of the parties without illegality provided that any party may seek the consent of the other or others to the termination of this Agreement on such terms as may in all the circumstances be reasonable if the effect of the forgoing provisions would be to defeat the original intention of the parties

2.7.2 Save for the provisions of clause 2.16 (Exclusion of Third Party Rights) clause 2.9 (Commencement of Development) clause 2.23 (Jurisdiction) clauses 4.4 and 5.19 (Borough Council and County Council legal costs) and clause 5.2 (Travel Packs insofar as it relates to the election to be made prior to Commencement of Development) which shall come into effect on the date hereof the provisions of this Agreement shall come into effect only on the date on which both of the following have taken place:



- (a) the grant of the Planning Permission; and
- (b) the Commencement of Development

2.8 In the event of the Planning Permission expiring or in the event of the revocation of the Planning Permission prior to the Commencement of Development the obligations under this Agreement shall cease absolutely and the Borough Council shall immediately upon written demand procure that any entry referring to this Agreement in the Register of Local Land Charges shall be removed forthwith

#### **Commencement of Development**

2.9 The Owner shall give the Borough Council seven (7) days' notice (addressed to the Borough Council's Head of Planning at the address for the Borough Council as stated in this Agreement) in advance of the Commencement of Development and shall send a copy of such notice to the Team Manager, Planning Obligations and Systems Team, Planning and Historic and Natural Environment Department at the County Council and the date on which Commencement of Development has taken place shall be confirmed by exchange of correspondence between the Owner and the Borough Council and the County Council PROVIDED THAT default in giving notice or confirming the date by exchange of correspondence shall not prevent Commencement of Development occurring

#### **Occupation of the first Dwelling**

2.10 The Owner shall give the Borough Council seven (7) days' notice (addressed to the Borough Council's Head of Planning at the address for the Borough Council as stated in this Agreement) in advance of the Occupation of the first Dwelling and shall send a copy of such notice to the Team Manager, Planning Obligations and Systems Team, Planning and Historic and Natural Environment Department at the County Council and the date on which Occupation of the first Dwelling has taken place shall be confirmed by exchange of correspondence



between the Owner and the Borough Council and the County Council  
PROVIDED THAT default in giving notice or confirming the date by  
exchange of correspondence shall not prevent the Occupation of the  
first Dwelling occurring

#### **Determination by Expert**

2.11 Notwithstanding any specific provision in this Agreement in the event of any dispute between the Owner the Borough Council or the County Council (or any of them) concerning this Agreement including any dispute as to whether or not an obligation has been performed or matter to be agreed under any of the provisions of this Agreement the matter may at the written option of any relevant party (notice of which shall be given to the other party or parties) be referred to such expert as they may agree or (in default of agreement within twenty (20) Working Days of the date of giving of the notice) appointed by the Chairman for the time being of the Planning and Environment Bar Association whose appointment shall be conducted on the following terms

- (a) The person to be appointed pursuant to clause 2.11 shall if possible be a person having ten (10) years or more relevant post-qualification experience of the issue in dispute and projects comprising works of the scale and nature of the Development and of the particular issue in dispute
- (b) The reference to the expert shall be on terms that:
  - (i) the expert shall afford the parties to the dispute an opportunity to make representations to him/her in writing and if he/she so directs to make submissions on one another's representation;
  - (ii) the expert shall be able to stipulate periods of time for the making of such submissions and representations;
  - (iii) the expert shall be bound to have regard to the said submissions and representations;

- (iv) the expert shall have the power to award the costs of the determination in favour of either party at the expense of the other in the event that the expert shall consider that the said other party has acted unreasonably and the extent of the costs awarded shall reflect the extent and effect of said unreasonable behaviour;
- (v) the expert shall be limited in his findings to the proposals put by either party and
- (vi) the findings of the expert shall save in the case of manifest material error be final and binding on the Owner the Borough Council and the County Council save that the parties retain the right to refer to the Courts on a matter of law

#### **Time Periods**

- 2.12 It is agreed between the parties that any of the periods specified in the Agreement may be extended by mutual agreement in writing between the Owner and the Borough Council and/or the County Council (as the case may be) SAVE THAT any party to this Agreement who requires time to be of the essence in any period extended shall serve notice on any other relevant party stating that time is of the essence in relation to any time period so extended

#### **Approvals**

- 2.13 For the purposes of this Agreement where a party is required to make a request give confirmation approval or consent express satisfaction with agree to vary or to give notice of any matter such request confirmation approval consent expression of satisfaction agreement to vary or notice shall not be unreasonably withheld or delayed and shall be deemed to have not been given or expressed unless given or

expressed in writing

### **Notices**

- 2.14 The service of notices and communications pursuant to this Agreement shall be sent to the addressee at the address stated in this Agreement or at such other address as the addressee shall have notified to the others in writing
- 2.15 Notices and communications under this Agreement may be sent by personal delivery or by First Class Post (recorded delivery) and any notice or communication sent by First Class Post (recorded delivery) and correctly addressed shall be conclusively deemed to have been received by the addressee on the second Working Day following the date of posting and in the case of the County Council must be marked for the attention of the Team Manager, Planning Obligations and Systems Team, Planning and Historic and Natural Environment Department

### **Exclusion of the Contracts (Rights of Third Parties) Act 1999**

- 2.16 Nothing herein contained or implied shall give or be construed as giving rights, privileges, powers or enforceability other than to the specific parties executing this Agreement and their successors (if any) as defined herein and the provisions of the Contracts (Rights of Third Parties) Act 1999 (as amended) and any benefits or rights which could arise therefrom are expressly excluded to the intent that no third party within the meaning of that Act shall have any rights of enforcement in respect of any matter herein contained

### **Application of this Agreement**

- 2.17 In the event that the Borough Council shall at any time hereafter grant a planning permission pursuant to an application under Section 73 of the Act in respect of the conditions relating to the Planning Permission



(and for no other purpose whatsoever) references in this Agreement to the Planning Application Planning Permission and the Development shall be deemed to include any such subsequent planning applications and planning permissions granted as aforesaid and this Agreement shall henceforth take effect and be read and construed accordingly so that the planning obligations in this Agreement shall apply to development under such subsequent planning permissions save where the Borough Council in its consideration of such an application for the new planning permission indicates that consequential amendments are required to this Agreement to reflect the impact of the section 73 application and in such circumstances a separate deed pursuant to section 106A of the Act will be required to secure relevant planning obligations relating to the new planning permission

#### **No Fetter of Discretion**

- 2.18 Save as permitted by law or in equity nothing contained or implied in this Agreement shall prejudice or affect the rights powers duties and obligations of the Borough Council and the County Council in their respective rights powers duties and obligations under all public and private statutes bylaws and regulations which may be as fully and effectually exercised as if the Borough Council and/or the County Council were not a party to this Agreement

#### **Effect of any Waiver**

- 2.19 No waiver (whether express or implied) by the Borough Council and/or the County Council of any breach or default by the Owner in performing or observing any of the terms or conditions of this Agreement shall constitute a continuing waiver and no such waiver shall prevent the Borough Council and/or the County Council (as relevant) from enforcing any of the said terms or conditions or from acting upon any subsequent breach or default in respect thereof by the Owner



### **Promoter's consent**

- 2.20 The Promoter consents to the Owner entering into this Agreement and acknowledges that this Agreement binds the Development Land PROVIDED THAT the Promoter shall otherwise have no liability under this Agreement (save for clauses 4.4 and 5.19) unless it acquires the Development Land and becomes a successor in title to the Owner or takes possession of the Development Land in which case it too will be bound by the obligations as if it was a successor in title to the Owner

### **General Requirement to Co-operate**

- 2.21 Without prejudice to its/their statutory duties the Borough Council the County Council and the Owner shall all act in good faith and shall co-operate with each other to facilitate the discharge and performance of the obligations of the other contained within this Agreement within the timescales specified

### **Interest on late Payment**

- 2.22 If any sum or amount is not paid to the Borough Council or to the County Council by the date it is due the Owner shall pay to the Borough Council or to the County Council as applicable the interest on that amount at the Default Interest Rate (both before and after judgement) Such interest shall accrue on a daily basis for the period from but excluding the due date to and including the day of payment

### **Jurisdiction**

- 2.23 This Agreement is governed by and interpreted in accordance with the law of England and the parties submit to the exclusive jurisdiction of the courts of England

3. **THE OWNER'S PLANNING OBLIGATIONS WITH THE BOROUGH COUNCIL**

**AHP Affordable Dwellings**

3.1 The Owner hereby covenants with the Borough Council as follows:

3.1.1 That no Development shall Commence unless and until the Owner shall have submitted in writing to the Borough Council and obtained the written approval of the Borough Council to the Affordable Housing Scheme for the provision of the Affordable Dwellings on the Development

3.1.2 To provide the Affordable Dwellings in accordance with the Affordable Housing Scheme (Development) or any variations thereto approved in advance in writing by the Borough Council

3.1.3 Not to Occupy or to permit the Occupation of more than 75% of the Market Dwellings (or such higher percentage as may be proposed by the Owner and agreed by the Borough Council) until the AHP Affordable Dwellings to be delivered on the Development have been constructed ready for Occupation

3.1.4 That any transfers of the freehold interest in the AHP Affordable Dwellings to an Affordable Housing Provider shall contain the following provisions:

- (a) the grant and reservation by the Owner of all rights of access and passage of services and other rights reasonably necessary to the beneficial enjoyment of the AHP Affordable Dwellings and the remainder of the Dwellings constructed or to be constructed as part of the Development
- (b) the imposition of such covenants as the Owner shall reasonably require as are consistent with the sale of any of the Dwellings within the Development

- 3.1.5 To notify the Borough Council within fourteen days of the transfer of any of the AHP Affordable Dwellings to an Affordable Housing Provider of the date of such transfer and to provide the Borough Council with details of the Affordable Housing Provider to which the AHP Affordable Dwelling was transferred
- 3.1.6 To ensure that the AHP Affordable Dwellings shall not be used or occupied other than for Affordable Housing provided that this clause 3.1.7 shall not be binding on:
- (a) any person acquiring an interest in an AHP Affordable Dwelling under a statutory right to buy the said AHP Affordable Dwelling
  - (b) a lessee under a shared ownership lease of an AHP Affordable Dwelling or a mortgagee or chargee of a shared ownership lease granted in respect of an AHP Affordable Dwelling
  - (c) a person who has staircased under a shared ownership lease or an AHP Affordable Dwelling to acquire the freehold of the said AHP Affordable Dwelling or a mortgagee or chargee of such an AHP Affordable Dwelling
  - (d) a mortgagee or chargee of or successor in title to any such person as is mentioned in 3.1.7.1 to 3.1.7.3 above
- 3.1.7 Subject to the provisions of this Agreement no Affordable Housing for Rent shall be used for any purpose other than the provision of affordable housing for rent under the Hinckley and Bosworth Choice-Based Lettings Scheme and in accordance with the objectives of the Borough Council's Housing Allocations Policy ("HAP") in force from time to time to persons in need of affordable housing within the administrative area of the Borough Council and being such persons as shall be agreed between the Borough Council and the Affordable Housing Provider who satisfy the borough connection criteria as defined in the HAP.



3.1.8 PROVIDED THAT if within 28 days of the Affordable Housing Provider notifying the Borough Council in writing of an AHP Affordable Dwelling becoming vacant no such qualifying person/s can be found to occupy the AHP Affordable Dwelling the Affordable Housing Provider may let the AHP Affordable Dwelling to any person/s who satisfy their normal letting criteria

3.1.9 The Affordable Housing provisions set out in this clause 3.1 shall not be binding on a mortgagee or chargee or any receiver (including an administrative receiver) appointed by such mortgagee or chargee or any other person appointed under any security documentation to enable such mortgagee or chargee to realise its security or any administrator (howsoever appointed) including a housing administrator (each a receiver) of the whole or part of the AHP Affordable Dwellings or any person or bodies deriving title through such mortgagee or chargee or receiver PROVIDED THAT:

- (a) Such mortgagee or chargee or receiver shall first give written notice to the Borough Council of its intention to dispose of the AHP Affordable Dwellings and shall have used reasonable endeavours over a period of three months from the date of the written notice to complete a disposal of the AHP Affordable Dwellings to another Affordable Housing Provider or to the Borough Council for a consideration not less than the amount due and outstanding under the terms of the relevant security documentation including all accrued principal monies interest and costs and expenses, and
- (b) If such disposal has not been completed within a three-month period the mortgagee chargee or receiver shall be entitled to dispose of the AHP Affordable Dwellings free from the Affordable Housing provisions in respect



of the AHP Affordable Dwellings in this Agreement which shall determine absolutely.

- 3.2 Where the Owner has used reasonable endeavours to enter into a legally binding contract with an Affordable Housing Provider for the AHP Affordable Dwellings for a period of at least 6 months following the approval of the reserved matters applications for that part of the Development pursuant to the Planning Permission (or such shorter period as may be agreed in writing by the Borough Council) but has not been able to secure a contract the Owner shall serve the Affordable Housing Notice on the Borough Council demonstrating the use of reasonable endeavours over that period such that an Alternative Affordable Housing Provision is necessary in relation to the Development
- 3.3 The Owner shall submit to the Borough Council details of the proposed Alternative Affordable Housing Provision for the Development for the Borough Council's approval either at the same time as the Affordable Housing Notice or after the Affordable Housing Notice
- 3.4 The Alternative Affordable Housing Provision shall comprise one or more of the following options:
  - 3.4.1 an alternative tenure mix of Affordable Housing for Rent and Shared Ownership Dwellings
  - 3.4.2 an alternative tenure mix which includes Other Affordable Home Ownership and which may include any of the tenures referred to in clause 3.4.1
  - 3.4.3 the payment of an Affordable Housing Commuted Sum in respect of part or all of the Affordable Housing within the Development
  - 3.4.4 the gifting of a percentage of Affordable Dwellings to the Borough Council PROVIDED THAT it is acknowledged by the

parties that where gifting of Affordable Dwellings is agreed it will be a relatively small percentage when compared against the originally required percentages of Affordable Housing provision set out in this Agreement and as such would require a reduction in the overall number of Affordable Dwellings for the Development as a whole

3.4.5 the sale of part or all of the Affordable Dwellings to the Borough Council

3.5 The Borough Council and the Owner acknowledge that in reaching agreement in respect of the Alternative Affordable Housing Provision

(a) the agreed Alternative Affordable Housing Provision shall leave the Owner in no worse financial position than compared to the financial position whereby a willing Affordable Housing Provider would have accepted a transfer of the AHP Affordable Dwellings; and

(b) the Borough Council's preference will be to ensure the delivery of an element of Affordable Housing for Rent whether on site or off site through the use of an Affordable Housing Commuted Sum

3.6 The approved Alternative Affordable Housing Provision shall apply to the Development and for the avoidance of doubt where an Affordable Housing Commuted Sum is paid in lieu of on site provision then on the payment of the Affordable Housing Commuted Sum to the Borough Council those Affordable Dwellings to which it relates shall be released from the obligations in this Agreement

#### **4. Off Site Open Space Contribution**

4.1 The Owner covenants with the Borough Council to pay the Off Site Open Space Contribution as follows:

- 4.1.1 not to Occupy or to permit the Occupation of more than 50% of the Dwellings until the Owner shall have paid to the Borough Council the Provision Sum referred to in the definition of Off Site Open Space Contribution herein
- 4.1.2 not to Occupy or to permit the Occupation of more than 75% of the Dwellings until the Owner shall have paid to the Borough Council the Maintenance Sum referred to in the definition of Off Site Open Space Contribution herein

#### **On Site Open Space Area**

- 4.2 The Owner covenants with the Borough Council in respect of the On Site Open Space Area as follows:
  - 4.2.1 To submit the On Site Open Space Area Scheme to the Borough Council for written approval contemporaneously with the reserved matters application for Reserved Matters Approval and to obtain the written approval of the Borough Council to the submitted Scheme prior to the Commencement of Development and to serve written notice on the Borough Council confirming whether the Owner wishes to maintain the On Site Open Space Area or whether the Owner intends to transfer the On Site Open Space Area to a management company or alternatively to request that the Borough Council or the Parish Council maintains the On Site Open Space Area
  - 4.2.2 That not more than 75% of the Dwellings shall be Occupied or permitted to be Occupied (or such later trigger as may be proposed by the Owner and agreed by the Borough Council having regard to the construction programme for the Development and health and safety concerns) until the On Site Open Space Area has been laid out and made available for use by the residents of the Development in accordance with the approved On Site Open Space Area Scheme



- 4.2.3 To maintain the On Site Open Space Area for a period of 12 months after notice of practical completion of the works for the On Site Open Space Area in accordance with the provisions of the approved On Site Open Space Area Scheme and if any tree or shrub or other planting seeding or turfing dies or becomes diseased or for any reason fails to become established during that period to reinstate or replace it as necessary and in the case of any tree shrub or any other planted material the replacement should be the same size and species or such other size and species as may be agreed with the Borough Council
- 4.2.4 In the event the Owner elects to maintain the On Site Open Space Area pursuant to clause 4.2.1, it shall within 56 days of the service of the notice referred to in clause 4.2.1 hereof submit the On Site Open Space Area Maintenance Scheme to the Borough Council for approval (such approval not to be unreasonably withheld or delayed) and shall maintain the On Site Open Space Area in accordance with the On Site Open Space Area Maintenance Scheme
- 4.2.5 In the event that the Owner elects to transfer the On Site Open Space Area to a management company, the Owner shall within 56 days of the service of the notice referred to in clause 4.2.1 hereof submit to the Borough Council for approval (such approval not to be unreasonably withheld or delayed) proposals for the management company which is to take a transfer of the On Site Open Space Area and shall continue to maintain the On Site Open Space Area in accordance with the On Site Open Space Area Maintenance Scheme until such time that the Borough Council is satisfied that:
- a) the management company has been incorporated and is functioning and that there is an obligation on the management company to maintain the On Site Open



Space Area in accordance with the maintenance provisions of the On Site Open Space Area Maintenance Scheme, and

- b) the On Site Open Space Area has been transferred to the management company on the terms set out in the Second Schedule hereto

AND FOR THE AVOIDANCE OF DOUBT if the Owner elects to maintain the On Site Open Space Area or for a management company to maintain the On Site Open Space Area the On Site Open Space Area Maintenance Contribution shall not be payable

- 4.2.6 In the event the Owner requests the Borough Council or the Parish Council to maintain the On Site Open Space Area and in the event that the Borough Council or the Parish Council confirms in writing to the Owner that it is willing to maintain the On Site Open Space Area the following provisions shall apply:

- 4.2.6.1 The Owner shall give the Borough Council or the Parish Council notice in writing that the 12-month period for maintenance in accordance with clause 4.2.3 hereof has expired and subject to the Borough Council or the Parish Council being reasonably satisfied on an inspection that the On Site Open Space Area has been maintained in accordance with the provisions of the On Site Open Space Area Scheme the Borough Council shall issue a certificate to such effect provided that if the Borough Council is not so satisfied the Owner shall remain responsible for the proper maintenance of the On Site Open Space Area and the maintenance period for such land shall be extended until such time as the Borough Council certifies in writing that the outstanding work has been completed or the defects have been remedied as the case may be

4.2.6.2 The Owner shall transfer to the Borough Council or the Parish Council the On Site Open Space Area for the sum of £1.00 within six months of the issue of the certificate issued pursuant to clause 4.2.6.1 such transfer to be in accordance with the relevant provisions of the Second Schedule and for the avoidance of doubt the Owner shall maintain the On Site Open Space Area in a clean and tidy condition until the transfer to the Borough Council or the Parish Council has been completed

4.2.6.3 The Owner shall pay the On Site Open Space Area Maintenance Contribution to the Borough Council upon transfer of the On Site Open Space Area pursuant to clause 4.2.6.2

#### **Health Care Facilities Contribution**

4.3 There shall be no Commencement of Development unless and until the Owner shall have paid the Health Care Facilities Contribution to the Borough Council

#### **Borough Council's Legal Fees**

4.4 The Promoter hereby covenants with the Borough Council to pay its reasonable legal fees upon execution of this Agreement

#### **Borough Council Monitoring Fees Contribution**

4.5 The Owner covenants with the Borough Council that there shall be no Commencement of Development unless and until the Owner shall have paid the Borough Council Monitoring Fees Contribution to the Borough Council

4.6 The Owner covenants with the Borough Council to pay to the Borough Council:

- (a) £219 per inspection of the On Site Open Space Area requested by the Owner pursuant to the terms of this Agreement such inspection fee to be paid to the Borough Council prior to such pre-arranged site inspection visit **PROVIDED THAT** a minimum of two (2) inspections shall be undertaken by the Borough Council:
  - (i) one upon completion of the landscaping works in accordance with the approved On Site Open Space Area Scheme; and
  - (ii) one twelve (12) months following the Borough Council's confirmation that the On Site Open Space Area has been laid out in accordance with the approved On Site Open Space Area Scheme;with further inspections to be undertaken if the Borough Council is not satisfied with the condition or completion of the works;
- (b) £327 per document approval requested pursuant to the terms of this Agreement and such document approval fee to be paid to the Borough Council upon the submission of such a document to the Borough Council; and
- (c) £649 per variation of a s106 obligation requested pursuant to the terms of this Agreement such fee to be paid to the Borough Council upon submission of a Deed of Variation

## **5. THE OWNER'S PLANNING OBLIGATIONS TO THE COUNTY COUNCIL**

### **Library Facilities Contribution**

- 5.1 The Owner covenants with the County Council to pay the Library Facilities Contribution to the County Council prior to the first Occupation of the first Dwelling



## **Travel Packs**

- 5.2 The Owner covenants with the County Council to elect in writing prior to Commencement of Development to either
- (a) provide its own Travel Packs and to submit a sample Travel Pack to the County Council together with the County Council's administration fee of Five Hundred Pounds (£500) for approval in writing and not to Occupy any Dwelling until such approval has been given (such approval not to be unreasonably withheld or delayed). The Owner further covenants with the County Council to deliver one Travel Pack directly to each Dwelling upon first Occupation. FOR THE AVOIDANCE OF DOUBT if the County Council has not approved the Travel Pack prior to first Occupation of the first Dwelling then the Owner shall pay the Travel Pack Contribution to the County Council prior to first Occupation of the first Dwelling or
  - (b) in the alternative elect to comply with clause 5.3 below
- 5.3 If the Owner so elects in accordance with clause 5.2 the Owner covenants with the County Council to pay the Travel Pack Contribution prior to first Occupation of the first Dwelling.
- 5.4 The Owner covenants with the County Council to promptly provide (no later than twenty eight (28) days after receipt of the written request) to the County Council upon written request full documentary evidence detailing Travel Packs issued under clause 5.2 if the Owner elected for option (a) as set out in clause 5.2

## **Bus Passes**

- 5.5 The Owner covenants with the County Council to either (a) provide up to two (2) Bus Passes for each Dwelling who complete and return the application forms provided in the Travel Pack within six (6) months of



first Occupation of such Dwelling or in the alternative (b) elect to comply with clause 5.6 below

- 5.6 If the Owner so elects in accordance with clause 5.5 the Owner covenants with the County Council to pay 20% of the Bus Pass Contribution prior to first Occupation of the first Dwelling. Thereafter the remaining 80% of the Bus Pass Contribution shall be paid in 20% tranches on submission of evidence by the County Council to the Owner that all preceding payments of the Bus Pass Contribution have been spent or are about to be spent SAVE THAT the obligation to pay the Bus Pass Contribution shall apply up until the expiry of nine (9) months after the Occupation of the final Dwelling at which point the Owner shall no longer be obligated to comply with the provisions of this clause 5.6.
- 5.7 The Owner covenants with the County Council to promptly provide (no later than twenty eight (28) days after receipt of the written request) to the County Council upon written request full documentary evidence detailing Bus Passes issued under clause 5.5 if the Owner elected for option (a) as set out in clause 5.5

#### **Travel Plan Monitoring Contribution**

- 5.8 The Owner covenants with the County Council to pay the Travel Plan Monitoring Contribution to the County Council prior to first Occupation of the first Dwelling

#### **Waste Management Contribution**

- 5.9 The Owner covenants with the County Council to pay the Waste Management Contribution to the County Council prior to first Occupation of the first Dwelling

### **Early Years Contribution**

5.10 The Owner covenants with the County Council to pay the Early Years Contribution to the County Council as follows:

5.10.1 10% of the Early Years Contribution prior to first Occupation of the first Dwelling

5.10.2 45% of the Early Years Contribution prior to Occupation of the 40<sup>th</sup> Dwelling

5.10.3 45% of the Early Years Contribution prior to Occupation of the 77<sup>th</sup> Dwelling

### **SEND Contribution**

5.11 The Owner covenants with the County Council to pay the SEND Contribution (Primary) to the County Council as follows:

5.11.1 10% of the SEND Contribution (Primary) prior to first Occupation of the first Dwelling

5.11.2 45% of the SEND Contribution (Primary) prior to Occupation of the 40<sup>th</sup> Dwelling

5.11.3 45% of the SEND Contribution (Primary) prior to Occupation of the 77<sup>th</sup> Dwelling

5.12 The Owner covenants with the County Council to pay the SEND Contribution (Secondary) to the County Council as follows:

5.12.1 10% of the SEND Contribution (Secondary) prior to first Occupation of the first Dwelling

5.12.2 45% of the SEND Contribution (Secondary) prior to Occupation of the 40<sup>th</sup> Dwelling

5.12.3 45% of the SEND Contribution (Secondary) prior to Occupation of the 77<sup>th</sup> Dwelling

### **Primary Education Contribution**

5.13 The Owner covenants with the County Council to pay the Primary Education Contribution to the County Council as follows:

5.13.1 10% of the Primary Education Contribution prior to first Occupation of the first Dwelling

5.13.2 45% of the Primary Education Contribution prior to Occupation of the 40<sup>th</sup> Dwelling

5.13.3 45% of the Primary Education Contribution prior to Occupation of the 77<sup>th</sup> Dwelling

### **Secondary School Sector (11-16) Contribution**

5.14 The Owner covenants with the County Council to pay the Secondary School Sector (11-16) Contribution to the County Council as follows:

5.14.1 10% of the Secondary School Sector (11-16) Contribution prior to first Occupation of the first Dwelling

5.14.2 45% of the Secondary School Sector (11-16) Contribution prior to Occupation of the 40<sup>th</sup> Dwelling

5.14.3 45% of the Secondary School Sector (11-16) Contribution prior to Occupation of the 77<sup>th</sup> Dwelling

### **Post-16 Sector Contribution**

5.15 The Owner covenants with the County Council to pay the Post-16 Sector Contribution to the County Council as follows:

5.15.1 10% of the Post-16 Sector Contribution prior to first Occupation of the first Dwelling

5.15.2 45% of the Post-16 Sector Contribution prior to Occupation of the 40<sup>th</sup> Dwelling

5.15.3 45% of the Post-16 Sector Contribution prior to Occupation of the 77<sup>th</sup> Dwelling

**Notice of Occupation**

5.16 The Owner covenants with the County Council to serve written notice upon them at least seven (7) days in advance of the triggers listed in this clause 5

**County Council Monitoring Costs Contribution**

5.17 The Owner covenants with the County Council to pay the County Council Monitoring Costs Contribution to the County Council in full prior to first Occupation of the first Dwelling

**Footpath Improvements Contribution**

5.18 The Owner covenants with the County Council to pay the Footpath Improvements Contribution to the County Council in full prior to first Occupation of the first Dwelling

**County Council Legal Fees**

5.19 The Promoter covenants with the County Council to pay to the County Council legal fees in the sum of Two Thousand One Hundred Pounds (£2,100.00) upon the execution hereof

**6. BOROUGH COUNCIL'S COVENANTS TO THE OWNER**

**Off Site Open Space Contribution**

6.1 The Borough Council covenants with the Owner as follows:

6.1.1 to apply the Off Site Open Space Contribution solely towards the stated purpose and for no other purpose whatsoever and

6.1.2 if the Provision Sum has not been expended for the specified purposes within the period of five years from the date of



payment of the same to the Borough Council to repay to the person who paid the Provision Sum on written demand thereafter such part of the Provision Sum as has not been so expended and

- 6.1.3 if the Maintenance Sum has not been expended for the specified purposes within fifteen years from the date of payment of the same to the Borough Council to repay to the person who paid the Maintenance Sum on written demand thereafter such part of the Maintenance Sum as has not been so expended

#### **On Site Open Space Area**

- 6.2 The Borough Council covenants with the Owner that in the event the Borough Council receives the On Site Open Space Area Maintenance Contribution pursuant to clause 4.2.6.3 it shall apply the On Site Open Space Area Maintenance Contribution solely towards the cost of maintaining the relevant On Site Open Space Area(s) and for no other purpose whatsoever
- 6.3 The Borough Council covenants with the Owner that in the event it receives the On Site Open Space Area Maintenance Contribution but does not expend the same it shall return any unspent monies to the person who paid the On Site Open Space Area Maintenance Contribution on demand after a period fifteen (15) years from the date of receipt by the Borough Council of the On Site Open Space Area Maintenance Contribution and completion of the transfer of the On Site Open Space Area

#### **Health Care Facilities Contribution**

- 6.4 The Borough Council covenants with the Owner to pay the Health Care Facilities Contribution to the Health Care Body upon receipt of the contribution from the Owner and a covenant from the Health Care Body

(addressed and supplied to both the Borough Council and the Owner) confirming that it will apply the Health Care Facilities Contribution for the defined purposes and for no other purposes whatsoever and that should it not spend the Health Care Facilities Contribution within five (5) years of receipt of the final payment of the Health Care Facilities Contribution by the Borough Council or shall fail to provide evidence of such expenditure to the Owner when requested at the end of the five (5) year period then it shall repay to the person who paid the Health Care Facilities Contribution the Health Care Facilities Contribution or so much of it as remains unspent for the purposes specified at the end of the five (5) year period PROVIDED ALWAYS that the Borough Council shall be under no obligation to the Owner to ensure that the Health Care Facilities Contribution is so applied by the Health Care Body and shall be deemed to have discharged its obligation under this Agreement to the Owner in respect of the contribution to the Health Care Body upon payment of the Health Care Facilities Contribution to the Health Care Body.

#### **Deed of Release**

- 6.5 Upon written request where compliance with an obligation in this Agreement has been fulfilled the Borough Council covenants to certify compliance with such obligation and if so requested the Borough Council covenants with the Owner to execute a Deed of Release (or partial release) from the relevant obligation and procure that a note thereof is entered on the Register of Local Land Charges

### **7. THE COUNTY COUNCIL COVENANTS**

#### **Library Facilities Contribution**

- 7.1 The County Council covenants with the Owner to apply the Library Facilities Contribution in accordance with the definition hereof and for no other purpose whatsoever

### **Bus Pass Contribution**

- 7.2 The County Council covenants with the Owner as follows:-
- 7.2.1 To apply the Bus Pass Contribution in accordance with the definition hereof and for no other purpose whatsoever
  - 7.2.2 Upon receipt of a written request to account in writing to the Owner commencing from the payment of the first tranche of the Bus Pass Contribution with full details of the number of Bus Passes issued
  - 7.2.3 At the end of a period of nine (9) months after the notification of the Occupation of the final Dwelling to be constructed pursuant to the Planning Permission to repay to the person who paid the Bus Pass Contribution any portion of the Bus Pass Contribution which has not been allocated expended or committed

### **Waste Management Contribution**

- 7.3 The County Council covenants with the Owner to apply the Waste Management Contribution in accordance with the definition hereof and for no other purpose whatsoever

### **Travel Plan Monitoring Contribution**

- 7.4 The County Council covenants with the Owner to apply the Travel Plan Monitoring Contribution in accordance with the definition hereof and for no other purpose whatsoever

### **Early Years Contribution**

- 7.5 The County Council covenants with the Owner to apply the Early Years Contribution in accordance with the definition thereof and for no other purpose whatsoever



### **SEND Contribution**

- 7.6 The County Council covenants with the Owner to apply the SEND Contribution (Primary) and the SEND Contribution (Secondary) in accordance with the respective definitions thereof and for no other purpose whatsoever

### **Primary Education Contribution Secondary School Sector (11-16) Contribution and Post-16 Sector Contribution**

- 7.7 The County Council covenants with the Owner to apply the Primary Education Contribution the Secondary School Sector (11-16) Contribution and the Post-16 Sector Contribution in accordance with the respective definitions thereof and for no other purpose whatsoever

### **Travel Pack Contribution**

- 7.8 The County Council covenants with the Owner that on payment of the Travel Pack Contribution by the Owner under clauses 5.2 and 5.3 the County Council shall produce and distribute the Travel Packs to the first occupiers on the first Occupation of each Dwelling

### **Footpath Improvements Contribution**

- 7.9 The County Council covenants with the Owner to apply the Footpath Improvements Contribution in accordance with the definition hereof and for no other purpose whatsoever

### **Repayment**

- 7.10 In the event that any monies payable to the County Council under clause 5 (save for the Bus Pass Contribution which is dealt with separately at clause 7.2) of this Agreement have not been allocated expended or committed on the purposes specified in this Agreement within ten (10) years of the receipt of the final tranche of each respective contribution the County Council covenants with the Owner upon receipt



of a written request to refund to the person who paid the relevant contribution such unexpended or uncommitted contribution along with interest thereon (if any has accrued)

- 7.11 The County Council covenants with the Owner to produce full details of the expenditure of all monies paid pursuant to the provisions of this Agreement which details shall be provided following receipt of a reasonable written request for the same from the Owner save that such requests shall be limited to a maximum of two (2) in any calendar year

#### **Deed of Release**

- 7.12 Upon request where compliance with an obligation in this Agreement has been fulfilled the County Council covenants to certify compliance with such obligation and if so requested the County Council covenants with the Owner to execute a Deed of Release (or partial release) from the relevant obligation

## **THE FIRST SCHEDULE**

### **INDEXATION PROVISIONS**

1. In this Schedule:-

"Index" means the All in Tender Price Index of Buildings Cost Information Services ("BCIS") as published by the Royal Institution of Chartered Surveyors ("RICS") or in the event that the RICS shall change the basis of compilation or cease to compile or publish the said Index such other Index as the parties hereto shall agree or in default of agreement such Index as shall be determined by an Arbitrator appointed by the President of the RICS for the purposes of this Agreement in all cases to ensure as nearly as possible that the sums of money involved shall fluctuate in accordance with the general level of the building industry costs

"Base Index Date" means the date of this Agreement save in the case of the Primary Education Contribution Post-16 Sector Contribution, the SEND Contribution and the Secondary School Sector (11-16) Contribution for which it means 1 July 2021 and the Early Years Contribution for which it means 1 June 2023

"Base Index Figure" means the figure published in respect of the Index immediately prior to the Base Index Date

"Final Index Figure" means the figure published or otherwise agreed or determined in respect of the Index immediately prior to the respective dates upon which the relevant contribution is due

2. The relevant contribution shall be increased to such sum, in pounds sterling as shall be equal to the sum calculated according to the following formula:-

$$\text{Increased Sum} = \frac{(A \times C)}{B}$$

Where: "A" equals the relevant contribution

"B" equals the Base Index Figure

"C" equals the Final Index Figure

3. If after the Base Index Date there should be any increase in the Base Index Figure by reference to which changes in the Index are calculated, the figure taken to be shown in the Index for the Base Index Date after such change shall be the figure which would have been shown in the Index if the said Base Index Figure had been retained and the appropriate reconciliation shall be made
4. If any substitution for the said BCIS, or any Index previously substituted therefor shall occur, the parties hereto shall endeavour to agree the appropriate reconciliation between the Index substituted on the one hand and the BCIS or any Index previously substituted therefor on the other hand

## **THE SECOND SCHEDULE**

### **TRANSFER OF THE ON SITE OPEN SPACE AREA**

#### **1. GENERAL**

The following provisions shall apply to all transfers of the On Site Open Space Area pursuant to this Agreement

- 1.1 The transfer shall be in accordance with the Law Society's Standard Conditions of Sale (5<sup>th</sup> Edition) "Standard Conditions" in so far as they are not inconsistent with the terms of this Agreement
- 1.2 Standard Conditions 2.1, 2.2, 2.3, 4.3, 5.2 and 6.1 shall not apply to the transfer
- 1.3 The transferor shall grant all reasonable easements and rights to allow the development and use of the On Site Open Space Area for the purposes specified in this Agreement.
- 1.4 The transferor shall make such reservations of rights as are reasonable in favour of the remainder of the Development and adjoining land including but not limited to the right to lay new services and to use, divert, replace, connect into and maintain such services and existing services on the On Site Open Space Area and to build even if the passage of light and air to the On Site Open Space Area transferred is affected.
- 1.5 The transfer shall include a nuisance clause providing that the transferee shall not suffer or permit to be done any act or thing which may be or become a nuisance to the Owner or occupiers of the remainder of the Development
- 1.6 No unduly restrictive or burdensome covenant or clause shall be imposed upon the transferee in addition to the provisions contained in this Schedule
- 1.7 The On Site Open Space Area will be transferred subject to:



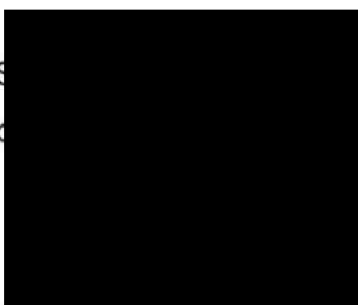
- a) all local land charges, whether or not registered before the date of this Agreement, and all matters capable of registration as local land charges whether or not actually registered;
- b) all notices served and orders, demands, proposals or requirements made by any local or any public authority after the date of this Agreement;
- c) all actual or proposed orders, directions, notices, charges, restrictions, conditions, agreements and other matters arising under any statute affecting the On Site Open Space Area;
- d) all rights of way, drainage, watercourses, light or other easements, or quasi or reputed easements, and rights of the Owner affecting the On Site Open Space Area, and all liability to repair or covenants to repair paths, ways, passages, fences, and other like matters;
- e) any interests overriding the title to the On Site Open Space Area;
- f) an express right of way over the On Site Open Space Area for the Owner to access any of its retained land (if required (depending on the location of the On site Open Space Area)) and with the route of such right of way being agreed with the transferee; and
- g) the Title Matters

1.8 An indemnity from the transferee to the Owner to observe and perform the covenants affecting the title to the On Site Open Space Area as at the date of the Transfer will be included in the Transfer.

1.9 The following restrictive and/or positive covenants will be included in the transfer for the benefit of the Owner's retained land:


- a) a restriction preventing use for any purpose other than public open space

- b) a covenant not to use the On Site Open Space Area for any trade or business
- c) a covenant not to use the On Site Open Space Area for residential purposes
- d) a covenant to keep the On Site Open Space Area in good repair and condition
- e) a covenant not to obstruct public highway
- f) a covenant to keep and properly maintain the boundaries in good repair and condition
- g) a covenant to properly keep and maintain any landscaping
- h) a covenant to keep and maintain the On Site Open Space Area in a clean and tidy condition
- i) a covenant not to cause or knowingly permit any nuisance on the On Site Open Space Area
- j) a covenant on any transfer of the On Site Open Space Area or any part thereof to procure that any transferee shall simultaneously enter into a direct covenant with the owner/Owner of the whole or relevant parts of the retained land to observe and perform these covenants
- k) a covenant not to erect any buildings or other erections on the On Site Open Space Area except equipment ancillary to the purpose for which the land is transferred

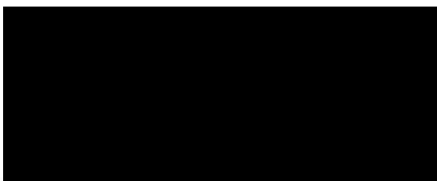
IN WITNESS  to have executed this Agreement on the  
date first above written

**SIGNED as a DEED by**  
**MARK ANDREW McREYNOLDS**


In the presence of: -

  
\_\_\_\_\_  
Signature of witness

HARRY JACKSON  
Name (in block capitals)  
HAZELWOOD GREEN FARM  
PRESTON BAGOT, B955DX  
Address

  
**SIGNED as a DEED by**  
**CHRISTOPHER MALCOLM McREYNOLDS**

In the presence of: -

  
\_\_\_\_\_  
Signature of Witness

HARRY JACKSON  
Name (in block capitals)  
HAZELWOOD GREEN FARM  
PRESTON BAGOT, B955DX  
Address

Executed as a Deed by

**RICHBOROUGH ESTATES  
GROUP LIMITED**  
acting by a Director



In the presence of: -



Signature of Witness

HARRY JACKSON  
Name (in block capitals)  
HAZELWOOD GREEN FARM  
PRESTON BAGOT, B95 5DX  
Address

THE COMMON SEAL OF  
THE COUNCIL OF THE BOROUGH OF  
HINCKLEY AND BOSWORTH  
was hereunto affixed in the presence of: -

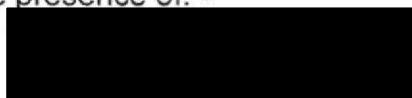
Authorised Signatory



13119

THE COMMON SEAL of **LEICESTERSHIRE  
COUNTY COUNCIL** was hereunto  
affixed in the presence of: -

Authorised Signatory

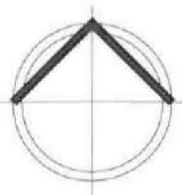


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**APPENDIX ONE**

**PLAN 1**



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Status

Planning

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Client:

Richborough

Project title:

Land off Arnold's Crescent,  
Newbold Verdon

Drawing title:

S106 Plan

Scale: 1:2500 (A3)

Date: July 2025

Drawn by: JMP

Checked by: LH

Drawing no.: 902832.35.10

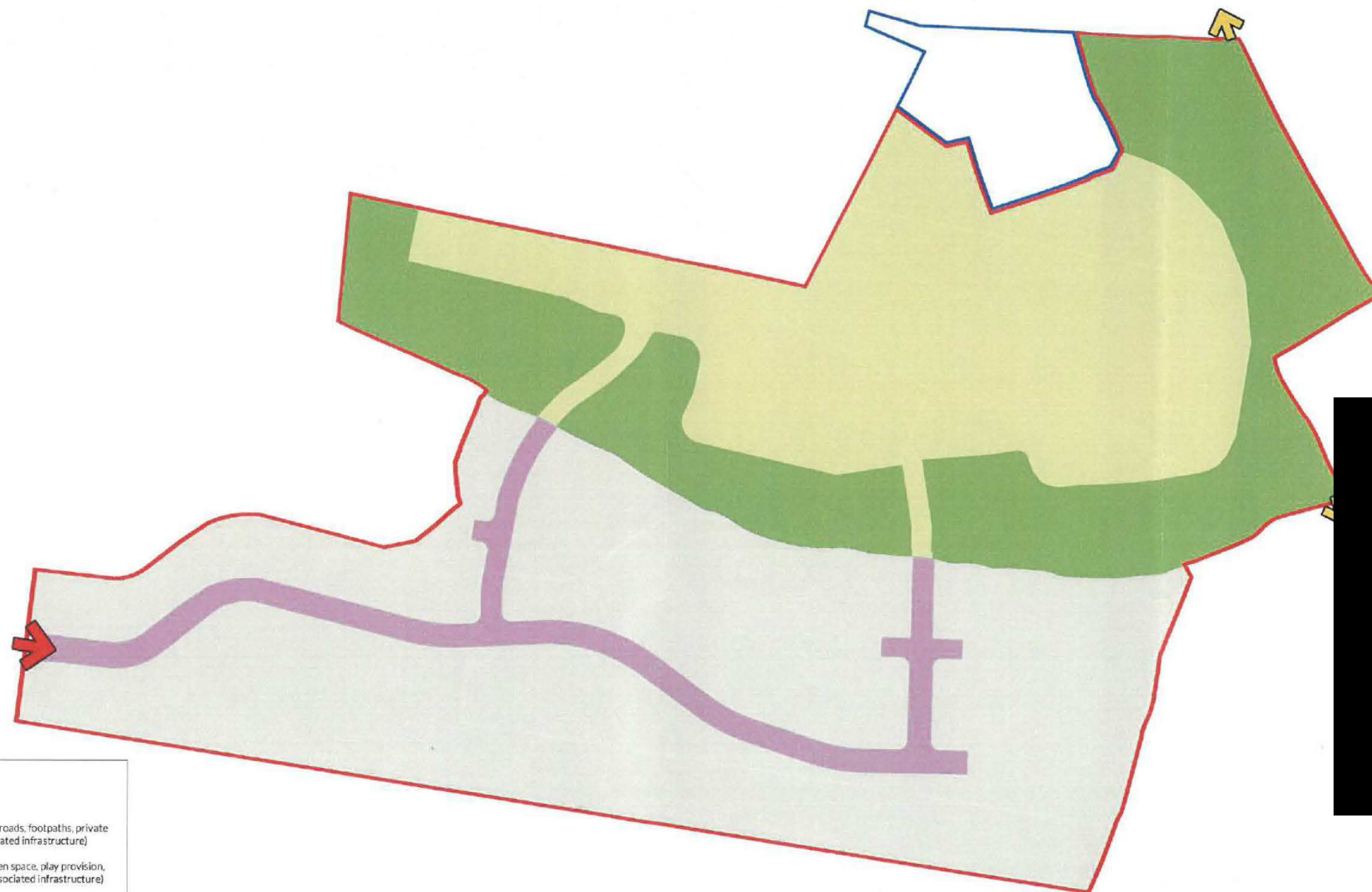
Revision:



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w: www.marrons.co.uk

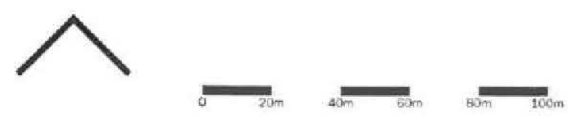
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**APPENDIX TWO**  
**PARAMETER PLAN**




**Key**

- Site Application Boundary
- Proposed residential development (including roads, footpaths, private drives, incidental open space and other associated infrastructure)
- Proposed open spaces (including amenity green space, play provision, landscaping, footpaths, drainage and other associated infrastructure)
- Permitted under planning permission ref 22/00277/OUT
- ➔ Proposed access/egress for all modes (subject to detail design)
- ➔ Proposed access/egress for pedestrian and cycles (subject to detail design)
- Indicative area of land required for the proposed vehicular access, not within residential land use (subject to detailed design)



<b>Status</b> <b>PLANNING</b> <small>Notes: The copyright of this drawing belongs to Marrons and should not be copied or reproduced without written consent. This drawing is for planning purposes only and is not to be used as a basis for construction. Do not scale from this drawing - use figured dimensions only.</small>	Client:	Richborough	Scale:	1:1500 (A2)
	Date:	07.2024	Drawn by:	JMP
	Project title:	Land South of Arnold's Crescent Newbold Verdon	Checked by:	AC
	Drawing title:	Parameter Plan	Drawing no:	902632.36.06
	Revision:	C		



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