
Dated: 27th February 2017

- (1) ROBIN STUART FEIRN
- (2) ASHFIELD DISTRICT COUNCIL
- (3) SITEPLAN UK LLP

Planning Agreement

Section 106 of the Town and Country Planning Act 1990 relating to proposed residential development on land at Brand Lane, Stanton Hill, Sutton-In-Ashfield

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THIS AGREEMENT is made as a Deed the **27th** day of **February**
Two Thousand and Seventeen

BETWEEN:

- (1) **ROBIN STUART FEIRN** of 4 Lymington Road, Mansfield NG19 6TY ("the Owner");
- (2) **ASHFIELD DISTRICT COUNCIL** of Urban Road, Kirkby In Ashfield, Nottingham NG17 8DA ("the District Council"); and
- (3) **SITEPLAN UK LLP** (LLP Regn: OC401890) of 39a Welbeck Street, London, W1G 8DH ("the Mortgagee")

RECITALS:

- A. By means of the Planning Application planning permission is sought by Siteplan UK LLC from the District Council to carry out the Development.
- B. The District Council is the Local Planning Authority for the purposes of the Act for the area within which the Application Land is situated.
- C. The District Council is a Principal Council within the meaning of the Local Government Act 1972.
- D. The Owner is the freehold owner of the Application Land registered at HM Land Registry with title absolute under title number NT230260.
- E. The Mortgagee is the proprietor of a registered charge on the Application Land dated 13 September 2016 and has agreed to enter into this Agreement to give its consent to the terms of this Agreement.
- F. The District Council has resolved to grant the Planning Permission for the Development subject to certain conditions and the completion of this Agreement.
- G. The Owner has agreed to enter into this Agreement with the intent that his interest in the Application Land shall be subject to the covenants and obligations contained herein and with the intention that those covenants and obligations should create planning obligations pursuant to Section 106 of the Act.
- H. The District Council is satisfied that the provisions of this Agreement and the planning obligations contained herein comply with their respective policies in relation to Section 106 of the Act and are sufficient in respect thereof.

OPERATIVE PROVISIONS:

1. DEFINITIONS AND INTERPRETATION

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

- "Act"** the Town & Country Planning Act 1990 as amended
- "Affordable Dwellings"** means 10% of the Dwellings to be provided and Occupied as Affordable Housing in accordance with the Affordable Housing Scheme and "Affordable Dwelling" shall be construed accordingly
- "Affordable Housing"** means housing provided to eligible households whose needs are not met by the market in accordance with the definition set out in the National Planning Policy Framework (or any future guidance or initiative that replaces or supplements it)
- "Affordable Housing Contribution"** means the sum to be agreed between the District Council and the Owner and which shall represent the difference between the sum of the Open Market Value of the relevant Affordable Dwellings at the time the relevant dwellings were to be transferred and the estimated lump-sum that would have been paid to the Owner by an Affordable Housing Provider for the relevant Affordable Dwellings (to be calculated having regard to market conditions at the time the Affordable Housing Contribution is to be paid and the transfer values of similar affordable dwellings that have been or would be acquired by other Affordable Housing Providers within Ashfield District at or around this time), which may be payable by the Owner to the District Council in accordance with the provisions of clause 3.19.8 for use by the District Council towards the provision of Affordable Housing within the District of Ashfield
- "Affordable Housing Provider"** means: -
- i. a non-profit registered provider of social housing under the Housing and Regeneration Act 2008 and registered with the Homes and Communities Agency (or such successor authority) as a registered provider; or

- ii. any other housing provider approved in writing by the District Council

as shall be approved by the District Council and dependent upon the Affordable Housing Provider being able to demonstrate to the District Council its ability to deliver the Affordable Housing on the Site in accordance with the terms of this Agreement

"Affordable Housing Scheme"

means the scheme for the provision of Affordable Dwellings which shall specify:

- (i) the location of the Affordable Dwellings within the Development;
- (ii) the intended Affordable Housing Provider; and
- (iii) the mix and tenure of Affordable Dwellings.

"Affordable Rented Dwellings"

means Dwellings let by an Affordable Housing Provider at rent of not more than eighty per cent (80%) of local market rent

"Allotments"

means the area of land incorporated within the On Site Open Space that may be used for the provision of allotments for use by residents of Sutton-in-Ashfield and which for the avoidance of doubt may be incorporated within the On Site Open Space

"Application Land"

means the land shown edged red on the Plan

"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 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 Application Land, site survey work, or works of remediation
- (ii) archaeological investigations on the Application 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 District Council

and "Commence" and "Commencement Date" shall be interpreted accordingly

"Development"

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

"Dwelling(s)"

means a dwelling built pursuant to the Planning Permission and whether an Affordable Dwelling or not

"Discounted Market Dwellings"

means a Dwelling to be sold by the owner at seventy five per cent (75%) of its Open Market Value

"Healthcare Contribution"

means the sum of Nine Hundred and Fifty Pounds (£950.00) per Dwelling (being a total maximum sum of One Hundred and Seventy Two Thousand Pounds (£172,000.00)) Index Linked payable by the Owner to the District Council in accordance with the provisions of clause 3.17 towards the improvement of facilities at Healdswood GP Surgery and Woodside GP Surgery in Skegby

"Highway Improvement Contribution"

means the sum of Ten Thousand Pounds (£10,000) Index Linked payable by the Owner to the District Council in accordance with the provisions of clause 3.20 towards improvements to the junction at B6028 Stoneyford Road,

B6023 Priestale Road, B6023 Mansfield Road/Downing Street, the commissioning of the existing SCOOT system installed at the junction and the installation of a CCTV system for the remote control of traffic movements at the junction

- "Highway Infrastructure Contribution"** means the sum of One Hundred and Forty Five Thousand Nine Hundred and Thirty Three Pounds (£145,933.00) Index Linked payable by the Owner to the District Council in accordance with the provisions of clause 3.22 towards the provision of improved sustainable facilities and/or traffic signal improvements in the vicinity of the Development
- "Housing Need"** means living in unsuitable housing conditions and either unable to afford to rent at market rent or unable to buy suitable housing at open market prices
- "Index Linked"** means the application to the sum concerned of the Indexation set out in the First Schedule hereto
- "Intermediate Dwelling"** means housing which meets the criteria set out in the National Planning Policy Framework Annex 2 (or any future guidance or initiative that replaces or supplements it) which can include Shared Equity Housing and other low cost homes for sale and intermediate rent
- "Library Contribution"** means the sum of Eight Thousand Three Hundred and Twelve Pounds (£8,312.00) Index Linked payable by the Owner to the District Council in accordance with the provisions of clause 3.13 towards the provision of new stock at Sutton-in-Ashfield Library
- "Management Company"** means a management company elected by the Owner and approved in writing by the District Council (such approval not to be unreasonably withheld or delayed) to be responsible for the long-term management and maintenance of the On Site Open Space
- "Market Dwelling"** means Dwellings for sale on the open market which is constructed as part of the Development and which is not an Affordable Dwelling

"Nominations Agreement" means an agreement in a form specified by the District Council relating to the nominations procedure and local lettings plans for the Affordable Dwellings

"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 Dwelling for the marketing of the Development; or

the storage of plant and materials

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

"Off Site Open Space Contribution" means the sum of Sixty Thousand Pounds (£60,000.00) payable by the Owner to the District Council in accordance with the provisions of clause 3.15 towards the provision of either:

(I) a skate park or BMX track at Healdswood Recreation Ground off Mansfield Road in Stanton Hill; or

(II) a multi-use games area with footpath access at Stampar Recreation Ground in Skegby

"On Site Open Space" means the on-site open space including all structural landscaping and vegetation to be improved and the provision of Allotments (if applicable) to be provided as part of the Development

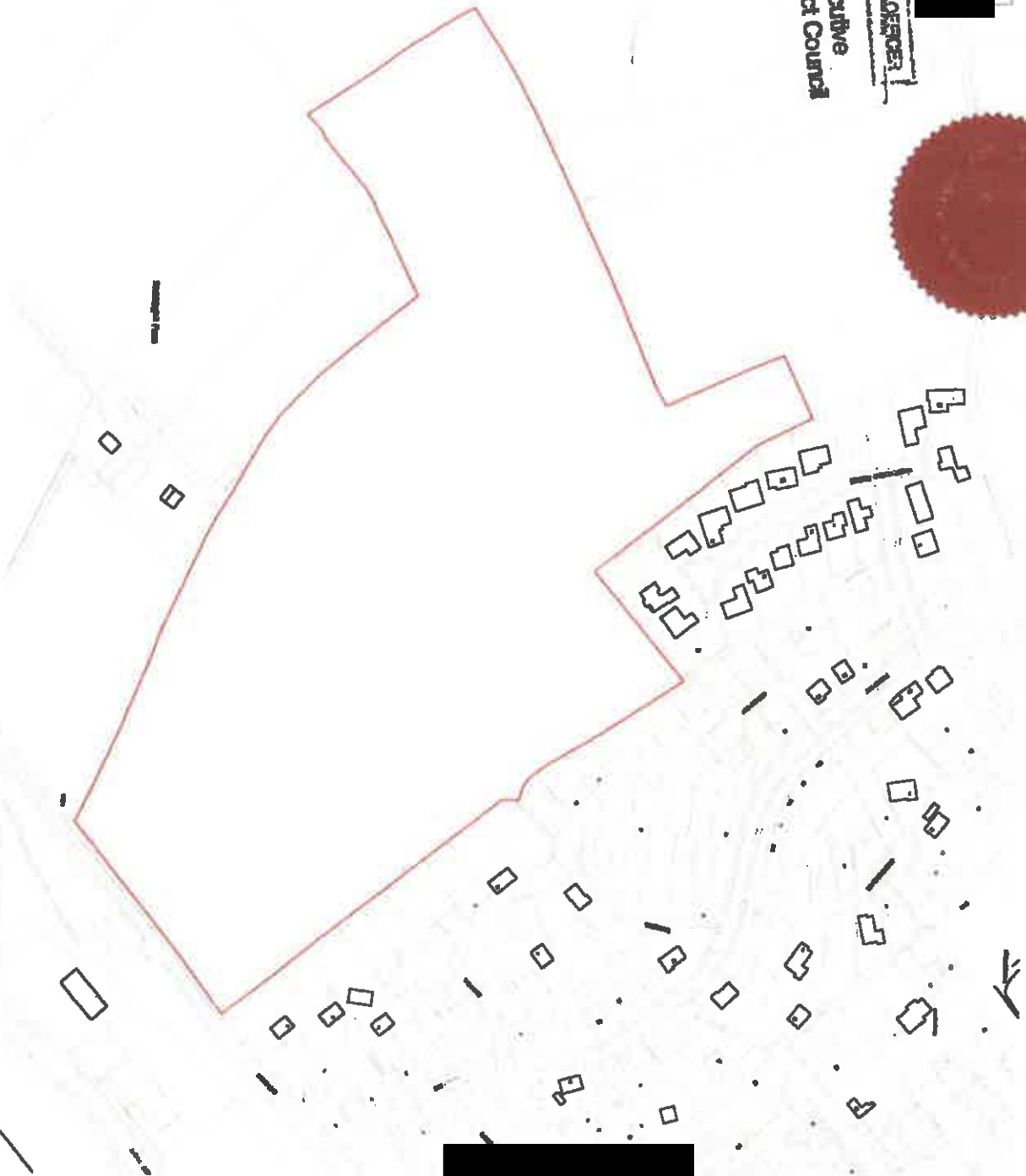
"On Site Open Space Scheme" means the scheme for the provision, laying out and long term maintenance of the On Site Open Space to be submitted by the Owner to the District Council in accordance with the provisions of clause 3.9

"Open Market Value"	means the value of a Dwelling to be sold on the open market based on the following assumptions:
	<ul style="list-style-type: none"> a) a willing seller; b) a reasonable period for the proper marketing of the Dwelling; and c) market conditions at the time of the valuation
"Pedestrian Crossing Contribution"	means the sum of Three Thousand Pounds (£3,000.00) Index Linked payable by the Owner to the District Council in accordance with the provisions of clause 3.25 towards the provision of a new pedestrian crossing at New Lane, Sutton In Ashfield
"Plan"	means the plan attached hereto
"Planning Application"	means the planning application submitted to the District Council and allocated reference number V/2016/0208 applying for residential development of up to 181 dwellings and associated access
"Planning Permission"	means the planning permission granted pursuant to the Planning Application
"Primary Education Contribution"	means the sum of Four Hundred and Thirty Five Thousand Two Hundred and Ninety Pounds (£435,290.00) Index Linked payable by the Owner to the District Council in accordance with the provisions of clause 3.1 towards the provision of new and/or improved facilities at Healdswood Infant and Skegby Junior School or such successor facilities as may replace those schools
"Protected Tenant"	means any tenant who: <ul style="list-style-type: none"> i. has exercised the right to acquire pursuant to the Housing Act 1996 or any statutory provision for the time being in force (or any equivalent contractual right) in respect of a particular Affordable Dwelling;

CHAIRMAN

Chief Executive
Ashfield District Council

21/11/2010



KEY LEGEND
Site Boundary

NORTH



SCALE BAR 1:1000

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- ii. has exercised any statutory right to buy (or any equivalent contractual right) in respect of a particular Affordable Dwelling;
- iii. has been granted a shared ownership lease by an Affordable Housing Provider (or similar arrangement where a share of the Affordable Dwelling is owned by the tenant and a share is owned by the Affordable Housing Provider) in respect of a particular Affordable Dwelling and the tenant has subsequently purchased from the Affordable Housing Provider all the remaining shares so that the tenant owns the entire Affordable Dwelling; or
- iv. has otherwise obtained full ownership of a single Intermediate Dwelling.

"Regeneration Contribution"

means the sum of One Thousand Pounds (£1,000) per Dwelling (being a maximum total of One Hundred and Eighty One Thousand Pounds (£181,000.00)) Index Linked payable by the Owner to the District Council in accordance with the provisions of clause 3.29 towards the provision of business realm improvements to Brierley Park Close Industrial Units and Stanton Hill High Street including shop frontage improvements and public realm improvements

"Secondary Education Contribution"

means the sum of Five Hundred Thousand and Five Hundred and Forty Pounds (£500,540.00) Index Linked payable by the Owner to the District Council in accordance with the provisions of clause 3.5 towards the provision of education facilities at Quarrydale Academy school or such successor facility as may replace that school

"Shared Equity Housing"

means Dwellings for sale on a shared equity basis whereby not more than 75% and not less than 25% of the equity is initially sold to the purchaser by the Affordable Housing Provider with flexibility to increase their degree of ownership if they so wish

"Social Rented Dwellings"

means rented housing provided by an Affordable Housing Provider for which guideline target rents are determined through the national rent regime

"Travel Plan" means the travel plan submitted by the Owner as part of the Planning Application or any approved variation thereto

"Travel Plan Monitoring Fee" means the sum of Two Thousand Two Hundred and Eighty Eight Pounds (£2,288.00) Index Linked payable by the Owner to the District Council in accordance with the provisions of clause 3.27 for the monitoring of compliance with the Travel Plan

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 Covenants made hereunder on the part of the District Council shall be enforceable against the District Council and any statutory successor to it as planning authority.

1.7 The expression "the Owner" and "the Mortgagee" shall where the context so admits include its 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 the District Council.

Liability

2.3 The covenants given by the Owner contained herein are made with the intent that the covenants will bind his interest in the Application Land and be binding on and enforceable against their successors in title or assigns and subject to clause 2.5

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 any land of which he is no longer seized save in respect of any prior subsisting breach.

- 2.4 Nothing in this Agreement shall prohibit or limit the right to develop any part of the Application Land in accordance with a planning permission (other than the Planning Permission as defined herein or any renewal thereof) granted (whether or not on appeal) after the date of this Agreement in respect of which development this Agreement will not apply PROVIDED THAT the obligations in this Agreement can be applied to any planning permission granted subsequent to the grant of the Planning Permission as herein defined by agreement between the Owner and the District Council as evidenced by a memorandum endorsed on this Agreement.
- 2.5 The covenants contained in this Agreement shall not be enforceable against individual purchasers or lessees of Dwellings on the Application Land constructed pursuant to the Planning Permission or against statutory undertakers in relation to any parts of the Application Land acquired by them for electricity sub-stations gas governor stations or pumping stations or against anyone whose only interest in the Application Land or any part of it is in the nature of the benefit of an easement or covenant.
- 2.6 In the event that the Owner disposes of his interest in the Application Land or any part thereof (other than a disposal to a purchaser of a Dwelling) he shall within twenty-eight days of such disposal give written notice of the name and address of its successors in title to the District Council together with sufficient details of the land included in the disposal to allow its identification.

Contingencies

- 2.7 The obligations in this Agreement shall be conditional upon the issuing of the Planning Permission and the commencement of Development and save for this clause and clauses 2.8, 2.11, 2.13, 2.15, 2.17, 2.18 and 3.31 which shall come in to effect upon completion of this Agreement then until such time all other provisions not herein specified shall be of no effect.
- 2.8 In the event of the Planning Permission expiring or in the event of the revocation of the Planning Permission the obligations under this Agreement shall cease absolutely and the District Council shall upon written request from the Owner procure that any entry referring to this Agreement in the Register of Local Land Charges shall be removed forthwith upon request of the Owner.

- 2.9** Where this Agreement is released in part by a future agreement, the District Council shall upon written request from the Owner place a note against the entry made in the Register of Local Land Charges stating which obligations no longer have effect.
- 2.10** If the Owner makes a request in writing for the District Council to place a note against the entry made in the Register of Local Land Charges stating which obligations under this Agreement have been discharged and complied with, the District Council will place such a note against the entry to the extent which such obligations are deemed by the District Council to have been discharged and complied with under the terms of this Agreement.

Commencement of Development

- 2.11** The Owner shall give the District Council seven days' notice in advance of the Commencement of Development and the date on which Commencement of Development has taken place shall be confirmed by exchange of correspondence between the Owner and the District Council PROVIDED THAT default in giving notice or confirming the date by exchange of correspondence shall not prevent Commencement of Development occurring.

Determination by Expert

- 2.12** Notwithstanding any specific provision in this Agreement in the event of any dispute between the Owner and the District Council 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 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:
- 2.12.1** The person to be appointed pursuant to Clause 2.12 shall if possible be a person having fifteen 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.
- 2.12.2** The reference to the expert shall be on terms that:
- 2.12.2.1** 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;

- 2.12.2.2 the expert shall be able to stipulate periods of time for the making of such submissions and representations;
- 2.12.2.3 the expert shall be bound to have regard to the said submissions and representations;
- 2.12.2.4 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;
- 2.12.2.5 the expert shall be limited in his findings to the proposals put by either party or a proposal falling between both of them; and
- 2.12.2.6 the findings of the expert shall save in the case of manifest material error be final and binding on the Owner and the District Council save that the parties retain the right to refer to the Courts on a matter of law.

Time Periods

- 2.13 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 District Council.

Approvals

- 2.14 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 be deemed to have not been given or expressed unless given or expressed in writing and shall not be unreasonably withheld or delayed.

Notices

- 2.15 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.
- 2.16 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 business day following the date of posting.

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

- 2.17 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 document and their successors (if any) as defined herein and the provisions of the Contracts (Rights of Third Parties) Act 1999 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.

Void Provisions

- 2.18 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.

No Fetter of Discretion

- 2.19 Save as permitted by law in equity nothing contained or implied in this Agreement shall prejudice or affect the rights powers duties and obligations of the District Council in its 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 District Council were not a party to this Agreement.

Effect of any Waiver

- 2.20 No waiver (whether express or implied) by the District 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 District 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.

General Requirement to Co-operate

- 2.21** Without prejudice to its statutory duties the District Council and the Owner shall 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

- 2.22** It is hereby agreed that if any payment due to the District Council under this Agreement is paid late interest will be payable from the date the payment is due to the date of payment at 8% above the Bank of England base lending rate prevailing at the time.

Mortgagee Consent

- 2.23** The Mortgagee acknowledges that the obligations in this Agreement shall bind the Application Land and agrees the security of its charge shall take effect subject to this Agreement PROVIDED THAT the Mortgagee shall not be liable for any breach of the obligations in this Agreement (SAVE FOR clause 3.31) unless committed or continuing at a time when the Mortgagee is in possession of all or any part of the Application Land in which case it will be bound by the obligations as if it were a person deriving title from the Owner

3. OWNER'S COVENANTS TO THE DISTRICT COUNCIL

Primary Education Contribution

- 3.1** The Owner covenants with the District Council to pay the Primary Education Contribution to the District Council as follows:
- 3.1.1** 10% of the Primary Education Contribution prior to the first Occupation of the first Dwelling to be Occupied;
 - 3.1.2** 45% of the Primary Education Contribution prior to the first Occupation of the fiftieth Dwelling to be Occupied; and
 - 3.1.3** 45% of the Primary Education Contribution prior to the first Occupation of the one hundred and twentieth Dwelling to be Occupied.
- 3.2** The Owner covenants with the District Council not to permit or allow the Occupation of any Dwellings unless and until 10% of the Primary Education Contribution has been paid to the District Council.

3.3 The Owner covenants with the District Council not to permit or allow the Occupation of the fiftieth Dwelling unless and until a further 45% of the Primary Education Contribution has been paid to the District Council.

3.4 The Owner covenants with the District Council not to permit or allow the Occupation of the one hundred and twentieth Dwelling unless and until all of the Primary Education Contribution has been paid to the District Council.

Secondary Education Contribution

3.5 The Owner covenants with the District Council to pay the Secondary Education Contribution to the District Council as follows:

3.5.1 10% of the Secondary Education Contribution prior to the first Occupation of the first Dwelling to be Occupied;

3.5.2 45% of the Secondary Education Contribution prior to the first Occupation of the sixtieth Dwelling to be Occupied; and

3.5.3 45% of the Secondary Education Contribution prior to the first Occupation of the one hundred and thirtieth Dwelling to be Occupied.

3.6 The Owner covenants with the District Council not to permit or allow the Occupation of any Dwellings unless and until 10% of the Secondary Education Contribution has been paid to the District Council.

3.7 The Owner covenants with the District Council not to permit or allow the Occupation of the sixtieth Dwelling unless and until a further 45% of the Secondary Education Contribution has been paid to the District Council.

3.8 The Owner covenants with the District Council not to permit or allow the Occupation of the one hundred and thirtieth Dwelling unless and until all of the Secondary Education Contribution has been paid to the District Council.

On Site Open Space

3.9 The Owner covenants with the District Council to submit to the District Council for approval the On Site Open Space Scheme prior to the Commencement of Development for approval (such approval not to be unreasonably withheld or delayed)

3.10 The Owner covenants with the District Council to provide the On Site Open Space in accordance with the On Site Open Space Scheme or any variation thereto approved in advance by the District Council.

- 3.11** The Owner covenants with the District Council not to allow or permit the Occupation of more than 50% of the Dwellings unless and until the On Site Open Space has been laid out and made available for use by the residents of the Development in accordance with the approved On Site Open Space Scheme or any variation thereto approved in advance by the District Council.
- 3.11.1** The Owner covenants with the District Council to maintain the On Site Open Space for a period of 12 months after notice of practical completion of the works for the On Site Open Space has been offered to and accepted by the District Council 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 District Council.
- 3.11.2** At the end of the maintenance period referred to in clause 3.11.1 to serve written notice on the District Council that the 12 month period for maintenance has expired and subject to the District Council being reasonably satisfied on an inspection that all requirements of clauses 3.9 to 3.11.1 have been satisfactorily carried out and the covenants performed the District Council shall issue a certificate to such effect provided that if the District Council is not so satisfied the Owner shall remain responsible for the proper maintenance of the area of open space in question as the case may be and the maintenance period for such land shall be extended until such time as the District Council certifies in writing that the outstanding work has been completed or the defects have been remedied as the case may be.
- 3.12** The Owner shall not permit 80% of the Dwellings to be Occupied unless the On Site Open Space has been transferred to a Management Company for the sum of £1.00 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 in a clean and tidy condition until the transfer to the Management Company has been completed.

Library Contribution

- 3.13** The Owner covenants with the District Council to pay the Library Contribution to the District Council prior to the first Occupation of the first Dwelling to be Occupied.
- 3.14** The Owner covenants with the District Council not to permit or allow the Occupation of the first Dwelling unless and until all of the Library Contribution has been paid to the District Council.

Off Site Open Space Contribution

- 3.15** The Owner covenants with the District Council to pay the Off Site Open Space Contribution prior to the first Occupation of the twentieth Dwelling to be Occupied.
- 3.16** The Owner covenants with the District Council not to permit or allow the Occupation of the twentieth Dwelling unless and until all of the Off Site Open Space Contribution has been paid to the District Council.

Healthcare Contribution

- 3.17** The Owner covenants with the District Council to pay the Healthcare Contribution to the District Council prior to the first Occupation of the eightieth Dwelling to be Occupied.
- 3.18** The Owner covenants with the District Council not to permit or allow the Occupation of the eightieth Dwelling unless and until all of the Healthcare Contribution has been paid to the District Council.

Affordable Housing

- 3.19** The Owner covenants with the District Council as follows:
- 3.19.1** To submit to the District Council for approval prior to the Commencement of Development the Affordable Housing Scheme.
- 3.19.2** To provide 10% of the total number of Dwellings constructed as part of the Development as Affordable Dwellings in accordance with the Affordable Housing Scheme approved pursuant to clause 3.19.1 above or any approved variation thereto.
- 3.19.3** The Owner covenants with the District Council not to dispose of any Interest in the Affordable Dwellings save to an Affordable Housing Provider or the District Council in accordance with this clause 3.19 or allow the same to be disposed of otherwise than in accordance with this clause 3.19.
- 3.19.4** The Owner covenants with the District Council not to Occupy or permit or suffer or allow the Occupation of more than 50% of the Market Dwellings until:-
- (a) 50% of the Affordable Dwellings have achieved practical completion and are ready for Occupation; and
- (b) the freehold of 50% the Affordable Dwellings has been transferred to an Affordable Housing Provider or the District Council or binding contracts to transfer such units to an Affordable Housing Provider or the District Council have been exchanged

3.19.5 The Owner covenants with the District Council not to Occupy or permit or suffer or allow the Occupation of more than 80% of the Market Dwellings until:-

(a) the remaining 50% of the Affordable Dwellings have achieved practical completion and are ready for Occupation; and

(b) the freehold of the remaining 50% the Affordable Dwellings has been transferred to an Affordable Housing Provider or the District Council or binding contracts to transfer such units to an Affordable Housing Provider or the District Council have been exchanged

3.19.6 The transfer or binding contract, as the case may be, referred to in clauses 3.19.4(b) and 3.19.5(b) above shall provide inter alia for

(i) the transfer of the freehold title to be with full title guarantee with such rights of access and passage of other rights reasonably necessary for the beneficial enjoyment of the Affordable Dwellings and the provision of roads and services rendering them suitable for immediate Occupation; and

(ii) the imposition of such covenants as the Owner shall reasonably require as are consistent with the sale of any Dwellings within the Development.

(iii) where the Affordable Dwellings are being transferred to an Affordable Housing Provider, evidence to the District Council of such transfer or contract has been provided.

3.19.7 Subject to clause 3.19.8 below, the Owner covenants with the District Council not to use or allow the Affordable Dwellings to be used for any purpose other than for Affordable Housing in accordance with the terms of this Agreement.

3.19.8 The parties agree that the restriction referred to in clause 3.19.7 above shall not apply to:

3.19.8.1 a Protected Tenant or any person deriving title under a Protected Tenant; or

3.19.8.2 any mortgages or chargee of the Affordable Dwellings or any of them nor to any receiver appointed by any such mortgagee or chargee to the intent that any such mortgagee, chargee or receiver may deal with or dispose of the Affordable Dwellings or any of them free from the

provisions and restrictions of this Agreement relating to Affordable Housing and on the basis that any person deriving title through or under such mortgagee, chargee or receiver shall not be bound by the provisions in this Agreement; or

3.19.8.3 any mortgagee or chargee of an Affordable Housing Provider in the event of a default under a mortgage or charge or any receiver appointed by them or any successors in title to such mortgagee or chargee and it is further acknowledged that any mortgagee or chargee taking possession of any Affordable Dwellings shall be entitled to dispose of the Affordable Dwellings on the open market free from the restrictions within this Agreement.

3.19.9 The Owner covenants with the District Council not to transfer the Affordable Dwellings to an Affordable Housing Provider without first procuring that the transfer includes:

(a) a provision that the Affordable Housing Provider shall undertake to enter into a Nominations Agreement with the District Council; and

(b) a provision that the Affordable Dwellings shall not be used for any purpose other than for Affordable Housing and in accordance with the terms of this Agreement.

3.19.10 The Owner covenants with the District Council to procure that the Affordable Housing Provider permits the District Council or its agent to nominate 100% of the first occupiers and 50% of the second occupiers of the Affordable Dwellings, such occupier being someone who is in Housing Need.

3.19.11 In the event the Owner has not entered into a binding contract with an Affordable Housing Provider within twelve months of Commencement of Development pursuant to this clause 3.19 to notify the District Council (such notification to include evidence of the Owner's reasonable endeavours to enter into a binding contract with an Affordable Housing Provider) and:

3.19.11.1 If the District Council (acting reasonably) is satisfied that the notification provided pursuant to clause 3.19.11 demonstrates that the Owner has used reasonable endeavours to enter into a binding contract with an Affordable Housing Provider, it shall determine whether to

take a transfer of the Affordable Dwellings or to accept an Affordable Housing Contribution and:

- (a) In the event the District Council determines pursuant to clause 4.1.18 that an Affordable Housing Contribution shall be payable in lieu of provision of the Affordable Dwellings on the Application Land then the Owner shall pay the Affordable Housing Contribution prior to the first Occupation of eighty per cent (80%) of the Market Dwellings AND the Owner shall be entitled to dispose of the Dwellings that would have been Affordable Dwellings as Market Dwellings
- (b) In the event that the District Council elects pursuant to clause 4.1.18 to take a transfer of the Affordable Dwellings the Owner shall offer to transfer the Affordable Dwellings to the District Council for a sum to be agreed between the Owner and the District Council such sum to request the build cost provision of services infrastructure and land as part of the Development and to use reasonable endeavours to exchange legally binding contracts with the District Council (such contracts to be on the terms contained in clause 3.19.6 above) within 3 months of the Owner receiving written acceptance of the offer
- (c) If within 3 months of the Owner receiving written acceptance of the offer from the District Council, legally binding contracts have not been exchanged with the District Council or the District Council has provided written confirmation of its withdrawal from acceptance of the offer the Owner shall be entitled to withdraw the offer from negotiations and shall be released from the requirement to comply with the provisions of this Agreement in relation to the provision of Affordable Housing PROVIDED THAT the Dwellings that would have been Affordable Dwellings shall be provided as Discounted Market Dwellings (and the transfer of such dwellings shall contain a provision to ensure that future transfers shall be restricted in

perpetuity so that the sale price does not exceed 75% of the Open Market Value at the time of such sale, such provision to require a restriction to be inserted to the title register at HM Land Registry)

- 3.19.12** If the District Council (acting reasonably) is not satisfied that the notification provided pursuant to clause 3.19.11 demonstrates that the Owner has used reasonable endeavours to enter into a binding contract with an Affordable Housing Provider, the District Council shall serve written notice on the Owner that he shall be required to use reasonable endeavours to enter into such a contract within six months from the date of notification by the Council and if at the end of that six month period the Owner has not been able to enter into a binding contract with an Affordable Housing Provider the provisions of clause 3.19.11.1 shall apply PROVIDED THAT at the conclusion of the six month period under this clause 3.19.12 the District Council shall not be entitled to again serve a notice under this clause.

Highway Improvement Contribution

- 3.20** The Owner covenants with the District Council to pay the Highway Improvement Contribution to the District Council prior to the first Occupation of the first Dwelling to be Occupied.
- 3.21** The Owner covenants with the District Council not to permit or allow the Occupation of any Dwellings unless and until all of the Highway Improvement Contribution has been paid to the District Council.

Highway Infrastructure Contribution

- 3.22** The Owner covenants with the District Council to pay the Highway Infrastructure Contribution to the District Council as follows:
- 3.22.1** 50% of the Highway Infrastructure Contribution prior to the first Occupation of the first Dwelling to be Occupied; and
- 3.22.2** 50% of the Highway Infrastructure Contribution prior to the first Occupation of the fiftieth Dwelling to be Occupied; and
- 3.23** The Owner covenants with the District Council not to permit or allow the Occupation of any Dwellings unless and until 50% of the Highway Infrastructure Contribution has been paid to the District Council.

- 3.24 The Owner covenants with the District Council not to permit or allow the Occupation of the fiftieth Dwelling unless and until all of the Highway Infrastructure Contribution has been paid to the District Council.

Pedestrian Crossing Contribution

- 3.25 The Owner covenants with the District Council to pay the Pedestrian Crossing Contribution prior to the first Occupation of the first Dwelling.
- 3.26 The Owner covenants with the District Council not to permit or allow the Occupation of any Dwellings unless and until the Pedestrian Crossing Contribution has been paid to the District Council.

Travel Plan Monitoring Fee

- 3.27 The Owner covenants with the District Council to pay the Travel Plan Monitoring Fee prior to the Commencement of Development.
- 3.28 The Owner covenants with the District Council not to permit or allow the Commencement of Development unless and until the Travel Plan Monitoring Fee has been paid to the District Council.

Regeneration Contribution

- 3.29 The Owner covenants with the District Council to pay the Regeneration Contribution prior to the first Occupation of the fiftieth Dwelling to be Occupied.
- 3.30 The Owner covenants with the District Council not to permit or allow the Occupation of the fiftieth Dwelling unless and until all of the Regeneration Contribution has been paid to the District Council.

District Council's Legal Costs

- 3.31 The Mortgagee covenants with the District Council to pay the District Council's reasonable legal costs in respect of the preparation of this Agreement on its execution.

4. DISTRICT COUNCIL'S COVENANTS TO THE OWNER

- 4.1 The District Council covenants with the Owner as follows:

Primary Education Contribution

4.1.1 To pass to Nottinghamshire County Council the Primary Education Contribution or any part thereof following receipt of written confirmation from Nottinghamshire County Council that:

4.1.1.1 Such monies shall be used solely towards the provision of new and/or improvements of education facilities at Healdswood Infant School and Skagby Junlor School or such successor facilities as may replace those schools and for no other purpose whatsoever; and

4.1.1.2 If all or any part of the monies shall remain unexpended after the period of five years from the date of payment by the Owner to the District Council it shall following receipt of a request from the District Council or the Owner repay such unexpended monies to the District Council together with interest thereon calculated from the date of payment to the date of repayment.

4.1.2 To forward to the Owner any monies received from Nottinghamshire County Council pursuant to clause 4.1.1 above.

Secondary Education Contribution

4.1.3 To pass to Nottinghamshire County Council the Secondary Education Contribution or any part thereof following receipt of written confirmation from Nottinghamshire County Council that:

4.1.3.1 Such monies shall be used solely for the provision of education facilities at Quarrydale Academy or such successor facility as may replace that school and for no other purpose whatsoever; and

4.1.3.2 If all or any part of the monies shall remain unexpended after the period of five years from the date of payment by the Owner to the District Council it shall following receipt of a request from the District Council or the Owner repay such unexpended monies to the District Council together with interest thereon calculated from the date of payment to the date of repayment.

- 4.1.4** To forward to the Owner any monies received from Nottinghamshire County Council pursuant to clause 4.1.3 above.

Library Contribution

- 4.1.5** To pass to Nottinghamshire County Council the Library Contribution following receipt of written confirmation from Nottinghamshire County Council that:

4.1.5.1 Such monies shall be used solely for the provision of new library stock at Sutton-In-Ashfield Library and for no other purpose whatsoever; and

4.1.5.2 If all or any part of the monies shall remain unexpended after the period of five years from the date of payment by the Owner to the District Council it shall following receipt of a request from the District Council or the Owner repay such unexpended monies to the District Council together with interest thereon calculated from the date of payment to the date of repayment

- 4.1.6** To forward to the Owner any monies received from Nottinghamshire County Council pursuant to clause 4.1.5 above.

Healthcare Contribution

- 4.1.7** To pass to the Healthcare Authority the Healthcare Contribution following receipt of written confirmation from the Healthcare Authority that:

4.1.7.1 Such monies shall be used solely for the improvement of facilities at Healdwood GP Surgery and Woodside GP Surgery in Skegby and for no other purpose whatsoever; and

4.1.7.2 If all or any part of the monies shall remain unexpended after the period of five years from the date of payment by the Owner to the District Council it shall following receipt of a request from the District Council or the Owner repay such unexpended monies to the District Council together with interest thereon calculated from the date of payment to the date of repayment

- 4.1.8** To forward to the Owner any monies received from the Healthcare Authority pursuant to clause 4.1.7 above.

Highway Improvement Contribution

- 4.1.9** To pass to Nottinghamshire County Council the Highway Improvement Contribution following receipt of written confirmation from Nottinghamshire County Council that:

4.1.9.1 Such monies shall be used solely for the provision of improvements to the junction at B6028 Stoneyford Road, B6023 Priestsic Road, B6023 Mansfield Road/Downing Street, the commissioning of the existing SCOOT system installed at the junction and the installation of a CCTV system for the remote control of traffic movements at the junction and for no other purpose whatsoever; and

4.1.9.2 If all or any part of the monies shall remain unexpended after the period of five years from the date of payment by the Owner to the District Council it shall following receipt of a request from the District Council or the Owner repay such unexpended monies to the District Council together with interest thereon calculated from the date of payment to the date of repayment.

- 4.1.10** To forward to the Owner any monies received from Nottinghamshire County Council pursuant to clause 4.1.9 above

Highway Infrastructure Contribution

- 4.1.11** To pass to Nottinghamshire County Council the Highway Infrastructure Contribution following receipt of written confirmation from Nottinghamshire County Council that:

4.1.11.1 Such monies shall be used solely for the provision of improved sustainable facilities and/or traffic signal improvements in the vicinity of the Development and for no other purpose whatsoever; and

4.1.11.2 If all or any part of the monies shall remain unexpended after the period of five years from the date of payment by the Owner to the District Council it shall following receipt of a request from the District Council or the Owner repay

such unexpended monies to the District Council together with interest thereon calculated from the date of payment to the date of repayment.

- 4.1.12 To forward to the Owner any monies received from Nottinghamshire County Council pursuant to clause 4.1.11 above

Pedestrian Crossing Contribution

- 4.1.13 To pass to Nottinghamshire County Council the Pedestrian Contribution following receipt of written confirmation from Nottinghamshire County Council that:

4.1.13.1 Such monies shall be used solely for the provision of a new pedestrian crossing at New Lane in Sutton in Ashfield and for no other purpose whatsoever; and

4.1.13.2 If all or any part of the monies shall remain unexpended after the period of five years from the date of payment by the Owner to the District Council it shall following receipt of a request from the District Council or the Owner repay such unexpended monies to the District Council together with interest thereon calculated from the date of payment to the date of repayment.

- 4.1.14 To forward to the Owner any monies received from Nottinghamshire County Council pursuant to clause 4.1.13 above

Travel Plan Monitoring Fee

- 4.1.15 To pass to Nottinghamshire County Council the Travel Plan Monitoring Fee following receipt of written confirmation from Nottinghamshire County Council that such monies shall be used solely for the monitoring of compliance with the Travel Plan and for no other purpose whatsoever

Off Site Open Space Contribution

- 4.1.16 To use the Off Site Open Space Contribution solely for either:
- (a) a skate park or BMX track at Healdswood Recreation Ground off Mansfield Road in Stanton Hill; or
 - (b) a multi-use games area with footpath access at Stamper Recreation Ground in Skagby.

- 4.1.17 If all or any part of the Off Site Open Space Contribution shall remain unexpended after the period of five years from the date of payment by the

Owner to the District Council it shall following receipt of a request from the Owner repay such unexpended monies to the Owner together with interest thereon calculated from the date of payment to the date of repayment.

Affordable Housing

4.1.18 In the event that the Owner serves notice on the District Council pursuant to clause 3.19.11 confirming that the Owner has been unable to enter into a binding contract with an Affordable Housing Provider for the Affordable Dwellings the District Council shall determine whether to take a transfer of the Affordable Dwellings or whether an Affordable Housing Contribution shall be payable in lieu of provision of the Affordable Dwellings on site and shall notify the Owner of that election prior to the first Occupation of fifty per cent (50%) of the Market Dwellings

4.1.19 In the event the District Council determines that an Affordable Housing Contribution is payable, the District Council shall use such contribution solely for the provision of Affordable Housing within the District of Ashfield and for no other purpose whatsoever

Regeneration Contribution

4.1.20 To use the Regeneration Contribution solely towards the provision of business realm improvements to Brierley Park Close Industrial Units or Stanton Hill High Street including shop frontage improvements and public realm improvements and for no other purpose whatsoever.

4.1.21 If all or any part of the Regeneration Contribution shall remain unexpended after the period of five years from the date of payment by the Owner to the District Council it shall following receipt of a request from the Owner repay such unexpended monies to the Owner together with interest thereon calculated from the date of payment to the date of repayment.

Monitoring

4.1.22 Following receipt of a written request from the Owner to produce full details of the expenditure of all monies paid pursuant to clause 3 of this Agreement.

Issue of Planning Permission

4.1.23 To issue the Planning Permission within three working days of completion of this Agreement.

THE FIRST SCHEDULE

INDEXATION PROVISIONS

1. In this Schedule:-

"Index" means the Retail Prices Index ("RPI") as published by the Office for National Statistics or any successor body or such other Index as shall be agreed between the Owner and the District Council.

"Base Index Date" means the date of this Agreement.

"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 paid.

2. The relevant contribution shall be increased by such sum, if any, 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 change in the Base Index Figure by reference to which changes in the Index are calculated, the figure taken to be shown in the Index 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 RPI or any Index previously substituted therefore shall occur, the parties hereto shall endeavour to agree the appropriate reconciliation between the Index substituted on the one hand and the RPI or any Index previously substituted therefore on the other hand.

THE SECOND SCHEDULE
TRANSFER OF ON SITE OPEN SPACE

- 1. GENERAL**
- The following provisions shall apply to all transfers of On Site Open Space pursuant to this Agreement ("the Transfer") AND FOR THE AVOIDANCE OF DOUBT the transfer of the On Site Open Space may be in the form of more than one transfer and reference in this Schedule to "the Transfer" shall mean any one of those transfers.
- 1.1** The Transfer shall be in accordance with the Law Society's Standard Conditions of Sale (5th 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 granting all reasonable easements and rights to allow the development and use of the land for the purposes specified in this Agreement.
- 1.4** The Transferor making such reservations of rights as are reasonable in favour of the remainder of the Development including but not limited to
- 1.2.1** rights of way;
 - 1.2.2** rights of way to carry out work on the On Site Open Space;
 - 1.2.3** the right to lay, retain, maintain, repair, alter, renew, remove and use new services; and
 - 1.2.4** the right to develop the remainder of the Development even if the passage of light and air to the land transferred is affected
- 1.5** The inclusion of a covenant on the part of the Transferee 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 being imposed upon the Transferee in addition to the provisions contained in this Schedule.
- 1.7** The land will be transferred subject to:
- (a)** all local land charges;
 - (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 land;
- (d) all rights of way, drainage, watercourses, light or other easements, or quasi or reputed easements, and rights of adjoining Owner affecting the land, and all liability to repair or covenants to repair paths, ways, passages, fences, and other like matters; and
- (e) any interests overriding the title to the land.

1.8 An Indemnity from the Transferee to observe and perform the covenants affecting the title to the land as at the date of the Transfer will be included in the Transfer.

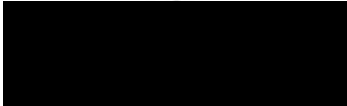
1.9 The following restrictive covenants will be included in the Transfer for the benefit of the Owner of retained land (being the remainder of the Development): -

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

IN WITNESS whereof the parties hereto have executed this Agreement as a Deed on the date first above written

SIGNED as a DEED by
ROBIN STUART FEARN in the presence of:

)
)
)



Witness signature:



Witness name:

Soho Kumbhar

Witness address:



8.02.2017

THE COMMON SEAL OF
ASHFIELD DISTRICT COUNCIL
was hereunto affixed in the presence of: -

)
)
)



Chairman of the Council



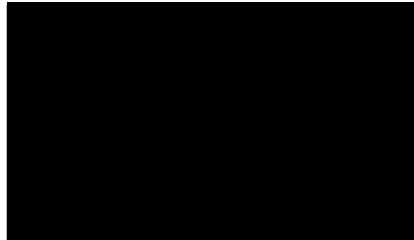
Authorised Officer

Chief Executive
Ashfield District Council

EXECUTED as a DEED BY
SITEPLAN UK LLP
acting by -

)
)
)

Authorised signatory



Authorised signatory

TOWN AND COUNTRY PLANNING ACT 1990

Town and Country Planning (General Permitted Development) (England) Order 2015
Town and Country Planning (Development Management Procedure) (England) Order 2015
Town and Country Planning (Control of Advertisements) (England) Regulations 2007
Town and Country Planning (Tree Preservation) England Regulations 2012
Planning (Listed Buildings and Conservation Areas Act 1990
Planning (Hazardous Substances) Act 1990
Planning and Compensation Act 1991

Approval Notice

Major Outline

Approval has been granted by Ashfield District Council for the development referred to below providing it is carried out in accordance with the application and plans submitted. The approval is subject to the conditions set out on the attached sheet.

Application Details

Planning Reference Number: V/2016/0208

Location of Development: Land Off Brand Lane
Stanton Hill
Sutton In Ashfield
Notts
NG17 3HV

Description of Development: Outline Application With Some Matters Reserved
For Residential Development, For A Maximum of 181
Dwellings and Associated Access

Applicant Name: Siteplan UK

Date: 27/02/2017

Address: Council Offices, Urban Road, Kirkby-in-Ashfield, Nottingham. NG17 8DA
Tel: 01623 450000 Fax: 01623 457585
www.ashfield-dc.gov.uk

CONDITIONS:

1. The formal approval of the Local Planning Authority shall be obtained prior to the commencement of any development with regard to the following Reserved Matters:
 - a) Layout
 - b) Scale
 - c) Appearance
 - d) Landscaping
2. The reserved matters should indicate the proposed floor levels of all buildings, and the relationship of such to the existing dwellings to be approved. In writing, by the Local Planning Authority.
3. The reserved matters for each phase of the development hereby permitted shall include detailed plans and particulars relating to the following items appropriate for that phase, and shall be implemented in accordance with the phasing plan:
 - i. A detailed layout plan of the phase in context with the whole site (for the avoidance of doubt the submitted Master Plan (CAL031215/02H) and Design & Access Statement shall be considered to be for indicative purposes only) which shall be accompanied by a swept path analysis of a 10m refuse vehicle throughout for the residential development;
 - ii. Details of highways and private street works;
 - iii. Details of access from the approved spine road (for the avoidance of doubt, the current junction arrangements on the submitted masterplan drawing reference CAL031215/02H are considered to be indicative)
 - iv. The layout and marking of car parking, servicing and manoeuvring areas;
 - v. Details of the means of foul and surface water drainage together with a programme of implementation;
 - vi. Cycle and bin storage facilities;
 - vii. The means of access and highway route for construction traffic.
4. The development shall only be carried out in accordance with the agreed phasing plan unless otherwise agreed in writing by the Local Planning Authority.
5. Application for approval of the Reserved Matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
6. The development to which this approval relates shall be begun not later than whichever is the later of the following dates :
 - a) The expiration of 5 years from the date of the outline planning permission;
 - b) The expiration of 2 years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.

7. No development shall take place until such time as a programme has been submitted to and approved by the LPA covering the following works:

- I. The provision of pedestrian crossing upgrades including dropped kerbs and tactile paving across the minor arm of Victoria Street at its junction with New Lane, across the minor arm of Cross Row at its junction Brand Lane as shown for indicative purposes on plan reference 1600503A;
- II. The provision of all round puffin style pedestrian crossing facilities at the Brand Lane / Stoneyford Road / High Street / New Lane signal controlled junction, as shown for indicative purposes on plan reference 1600502;
- III. The provision of two priority junctions forming the access into the site with 6.75m wide access road widths, 2m wide footways on either side of the access roads, a 2m wide footway running along the frontage of the site, connecting with existing infrastructure to the north east of the site on Brand Lane and widening of Brand Lane along the frontage of the site to a minimum width of 5.5m as shown for indicative purposes on plan reference 1600501a;
- IV. The provision of an uncontrolled pedestrian crossing between the proposed footway located on the northern side of Brand Lane, and the opposite carpark access, including the construction of a short length of footway as shown for indicative purposes on plan reference 1600501a;
- V. The provision of a pedestrian link to the existing PROW Footpath (1846) connecting the site to Greenacre as shown for indicative purposes on plan reference: Master Plan (CAL031215/02H).

The works shall be carried out in accordance with the programme or revised programme that may be submitted to and approved by the Local Planning Authority.

8. The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

9. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall demonstrate:

- The utilisation of holding sustainable drainage techniques;
- The limitation of surface water run-off to equivalent greenfield rates;
- The ability to accommodate surface water run-off on-site up to the critical 1 in 100 year event plus an appropriate allowance for climate change, based upon the submission of drainage calculations; and
- Responsibility for the future maintenance of drainage features.

10. Details of retained trees and their afforded protection shall be submitted in an arboricultural report and method statement to be approved, in writing, by the Local Planning Authority.

11. No development shall take place until samples of the materials and finishes to be used for the external elevations and roof of the proposal have been agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out with those materials, unless the Local Planning Authority gives written approval to any variation.

12. The developer shall prepare an Archaeological Management Plan to be approved, in writing, by the Local Planning Authority.

13. Prior to the commencement of any works pursuant to this permission the applicant shall submit the following to the Local Planning Authority:

- i. A desktop study/Phase I report documenting the previous history of the site and its immediate environs.**
- ii. A site investigation/Phase II report where any previous use of the site indicates a potential contaminative use. The applicant/developer shall submit a Site Investigation/Phase II Report documenting the characteristics of the ground at the site. The Site Investigation should establish the full extent, depth and cross-section, nature and composition of the contamination. Ground gas monitoring and chemical analysis, identified as being appropriate by the Desktop Study, should be carried out in accordance with current guidance using UKAS/MCERTS accredited methods. All technical data must be submitted to the Local Planning Authority.**
- iii. A Scheme of Remedial Works where the Site Investigation has identified the presence of significant levels of harmful ground gas and/or significant levels of chemical contamination. The scheme should include a Remediation Statement and Risk Assessment Strategy to prevent any significant risk arising when the site is being developed or subsequently occupied.**

Any variation to the Remediation Scheme shall be agreed in writing with the Local Planning Authority, in advance of works being undertaken.

All remediation should be carried out safely, ensuring that no significant risk(s) remain. The applicant will need to have a contingency plan should the primary remediation or subsequent construction phase reveal any additional contamination. Where additional contamination is found the applicant must submit in writing, details of the contingency plan for the written approval by the Local Planning Authority.

On completion of remedial works and prior to the occupation/use of the development, the applicant must submit to the Local Planning Authority:

- iv. A Validation Report with confirmation that all remedial works have been completed and validated, in accordance with the agreed details. The Validation Report must be submitted for the written approval of the Local Planning Authority prior to the development being put to its intended use.**

14. The development shall not be occupied or be brought into use until the owner or the occupier of the site has appointed and thereafter continue to employ or engage a travel plan coordinator who shall be responsible for the implementation, delivery, monitoring and promotion of the sustainable transport initiatives set out in a Residential Travel Plan to be approved, in writing, by the Local Planning Authority.

15. No part of the development hereby permitted shall take place until details of the widening of Brand Lane and new footway have been submitted to and approved, in writing, by the Local Planning Authority including longitudinal and cross sectional gradients, street lighting, drainage and outfall proposals, construction specification, provision of and diversion of utilities services, and any proposed structural works. The development shall be implemented in accordance with these details to the satisfaction of the Local Planning Authority.

16. Prior to the commencement of each phase of development, a Construction Environmental Management Plan for each phase of the development shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall include:

- i. Measures to minimize the creation and impact of noise, dust and artificial lighting including wheel washing facilities for construction traffic;
- ii. a layout of the construction access including a drawing showing visibility splays and method statement for the use of bankmen;
- iii. details regarding parking provision for construction workers and plant on the site;
- iv. Specification of operation and construction times for the development.

Once approved, the Construction Environmental Management Plan shall be adhered to at all times unless otherwise agreed in writing with the Local Planning Authority.

17. A Noise Impact Assessment shall be carried out to establish the impact of noise from the Brierley Park Close Industrial units; particularly at night. An appropriate mitigation plan shall be submitted to and approved in writing by the Local Planning Authority.

18. An Air Quality Assessment (incl. mitigation) shall be submitted to and approved by the Local Planning Authority prior to the commencement of development.

REASONS:

1. To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended.
2. To protect the residential amenity of the adjoining properties.
3. To ensure the development is designed and constructed to adoptable standards.
4. To ensure that the proposed measures are put in place so as not to create an unnecessary risk to users of the highway.
5. To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended.
6. To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended.
7. To provide sufficient capacity at the respective junctions and in the interest of pedestrian and general highway safety.
8. To ensure that the development provides a satisfactory means of drainage, in order to reduce the risk of creating; or exacerbating a flooding problem, and to minimise the risk of pollution.
9. To prevent the increased risk of flooding; to improve and protect water quality; to improve habitat and amenity; and to ensure the future maintenance of the sustainable drainage structures.
10. To protect existing trees during construction and to ensure the satisfactory overall appearance of the completed development and to help assimilate the new development into its surroundings.

11. To ensure the satisfactory appearance of the development.
12. To ensure that any feature of archaeological/historic interest are retained, recorded and/or recovered.
13. To ensure that the site, when developed, is free from contamination, in the interests of safety.
14. To promote sustainable travel.
15. In the interests of highway safety.
16. To allow safe access to the development and promote/improve travel by sustainable means.
17. In the interests of residential amenity.
18. To safeguard the amenities and health of future and existing residents living.

INFORMATIVE

1. The proposal is limited to a maximum of 181 dwellings to ensure that traffic generated by the proposed development is commensurate with the ability for the adjacent highway infrastructure to safely accommodate the additional traffic in a safe and controlled manner, so as not to negatively increase delay and queuing on the wider highway network and in the general interest of highway safety.
2. The applicant is advised that unless the s106 agreement is agreed, executed and signed within 3 months of the date of this report, the proposal may be reconsidered.
3. The applicant/developer is strongly advised to ensure compliance with all planning conditions, if any, attached to the decision. Failure to do so could result in LEGAL action being taken by the Ashfield District Council at an appropriate time, to ensure full compliance. If you require any guidance or clarification with regard to the terms of any planning conditions then do not hesitate to contact the Development & Building Control Section of the Authority on Mansfield (01623 450000).
4. The applicant is advised that any open space within the application site may not be adopted by Ashfield District Council and may be the responsibility of the developer to maintain this land for the life of the development.
5. The Environment Agency does not consider oversized pipes or box culverts as sustainable drainage. Should infiltration not be feasible at the site, alternative above ground sustainable drainage should be used.
6. Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management. Sustainable Drainage Systems (SuDS) are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on-site as opposed to traditional drainage approaches which involve piping water off-site as quickly as possible.
7. This permission shall not be construed as granting permission to close or divert any right or rights, of way which may be affected by the proposed development. The developer should contact the PROW officer to the Council to facilitate such a process, if required.
8. To ensure the satisfactory overall appearance of the completed development and to help assimilate it into its surroundings reserved matters shall present a scheme of hard and soft landscaping. This should establish that all planting, seeding or turfing shall be

carried out in the first planting and seeding season following completion of the development. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species. In addition, the landscaping scheme shall present proposals for allotment plots that can contribute to the current shortfall in their provision in Sutton.

9. To safeguard the amenities of residents living in the vicinity of the application site, full details of the proposed treatment of the site's boundaries and a phasing scheme for the implementation of the agreed boundary treatment should be presented through reserved matters.
10. In the interests of highway safety details with regard to parking and turning facilities, access widths, gradients, surfacing, street lighting, structures, visibility splays and drainage to comply with the County Council's Highway Design and Parking Guides should be submitted with reserved matters.
11. The applicant is advised that careful consideration should be given to lighting within the application site, with particular regard to the site boundaries. The use of bat friendly light should be used where appropriate.
12. In order to avoid impacts to nesting birds we also request that all tree/shrub/hedgerow/scrub and rough grassland removal work be undertaken outside of the bird-breeding season (March-September inclusive). If works are to be carried out during this time then a suitably qualified ecologist should be on site to survey for nesting birds prior to any vegetation clearance. As you will be aware all nesting birds', birds' nests, young and eggs (except pest species) are protected by the Wildlife and Countryside Act 1981 (and as amended). Nesting is taken to be from the point at which birds start to build a nest, to the point at which the last chick of the last brood of the season has fully fledged and left the nesting area. For further information please contact Rachel Hoskin at Natural England Telephone 0300 0602343 or rachel.hoskin@naturalengland.org.uk
13. The applicant is advised that it is an offence to destroy habitats supporting protected species such as bats and nesting birds. It is recommended that the views of a qualified ecologist are obtained prior to carrying out any works on site.
14. Standing advice of the Coal Authority should be reviewed and applied, as appropriate. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. A small part of the site is located within a high risk area. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com
15. Reference in any condition contained in this permission/refusal of permission to any Statute, Statutory Instrument, Order, Regulation, Design Guide or other document shall be taken to include any amendment, replacement consolidation or variation that shall from time to time be in force and any reference to any body or organisation (public or private) shall be taken to include any successor-body or organisation exercising relevant functions in place of or alongside the body named.

16. This consent will require approval under Section 19 of the Nottinghamshire County Council Act 1985 and where the new streets are to be adopted an Agreement pursuant to Section 38 of the Highways Act 1980 will be required. The Advanced Payments Code in the Highways Act 1980 applies and under section 219 of the Act payment will be required from the owner of the land fronting a private street on which a new building is to be erected. The developer should contact the Highway Authority with regard to compliance with the Code, or alternatively to the issue of a Section 38 Agreement and bond under the Highways Act 1980. A Section 38 Agreement can take some time to complete. Therefore, it is recommended that the developer contact the Highway Authority as early as possible. Please contact Nottinghamshire County Council to ensure that approvals and agreements are secured before commencement of works.
17. **Section 278 Agreement (Highways Act 1980).** In order to carry out the off-site works required, the applicant will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which the applicant has no control. In order to undertake the works, which must comply with the Nottinghamshire County Council's current highway design guidance and specification for roadworks, the applicant will need to enter into an Agreement under Section 278 of the Act. The Agreement can take some time to complete as timescales are dependent on the quality of the submission, as well as how quickly the applicant responds with any necessary alterations. Therefore, it is recommended that the applicant contacts the Highway Authority as early as possible. Work in the highway will not be permitted until the Section 278 Agreement is signed by all parties. Furthermore, any details submitted in relation to a reserved matters or discharge of condition planning application, are unlikely to be considered by the Highway Authority until technical approval of the Section 278 Agreement is issued.
- Contact hdc.north@nottscc.co.uk 011580-40022
18. To promote sustainable travel, the Travel Plan Coordinator should submit reports to and update the TRICS database in accordance with the Standard Assessment Methodology (SAM) or similar to be approved and to the Local Planning Authority in accordance with Travel Plan monitoring periods. The monitoring reports should summarise the data collected over the monitoring period categorising trip types into new trips, pass-by-trips, linked trips, diverted trips, and transferred trips, and propose revised initiatives and measures where travel plan targets are not being met including implementation dates.
19. To promote sustainable travel, the Travel Plan Coordinator should, within 3 months of occupation, produce or procure a full travel plan that sets out final targets with respect to the number of vehicles using the site and the adoption of measures to reduce single occupancy car travel. The Travel Plan should be implemented in accordance with the approved timetable and be updated consistent with future travel initiatives including implementation dates.
20. Travel Plan - Advice regarding travel plans can be obtained from the Travel Plans Officer on telephone 0115 9774523.
21. The applicant should note that notwithstanding any planning permission that if any highway forming part of the development is to be adopted by the Highways Authority the new roads and any highway drainage will be required to comply with the Nottinghamshire County Council's current highway design guidance and specification for roadworks.

22. It is strongly recommended that the developer contact the Highway Authority at an early stage to clarify the codes etc. with which compliance will be required in the particular circumstance, and it is essential that design calculations and detailed construction drawings for the proposed works are submitted to and approved by the County Council (or District Council) in writing before any work commences on site.

23. The Design and Access Statement provided in support of a Reserved Matters application should clearly and unambiguously establish how the layout, scale, appearance and landscaping has responded to the Council's Residential Design Guide (2014).

24. The density of the site should aim to achieve 30 dwellings per hectare. Given the limit on dwellings at 181 units and the size of the allocation, this offers the opportunity to introduce supporting uses compatible with residential use such as, for example, allotments or a community club. This should be secured through a s106 agreement.

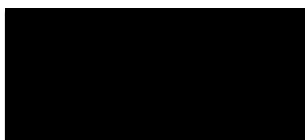
For further detail on the decision please see the application report by contacting the Development Section on 01623 457388.

REASONS FOR APPROVAL

The decision to grant permission has been taken having regard to the policies and proposals in the Ashfield Local plan Review (2002) and all relevant material considerations, including Supplementary Planning Guidance:

PROACTIVE WORKING

The processing of this application has been undertaken in accordance with the requirements of the National Planning Policy Framework (Core Planning Principles).



PP Robert Mitchell
Chief Executive