

DATED 19th March, 2020

8

BARNSELY METROPOLITAN BOROUGH COUNCIL

And

REDFEARN CONSTRUCTION LIMITED

AGREEMENT

under Section 106 of the Town and Country Planning Act 1990 relating to land
off Folly Way Monk Bretton,

Solicitor to the Council
Barnsley Metropolitan Borough Council
Town Hall,
Barnsley, S70 2TA.

THIS DEED OF AGREEMENT

is made the

19th

day of March
&

BETWEEN

(1) **BARNESLEY METROPOLITAN BOROUGH COUNCIL** of Town Hall
Barnsley South Yorkshire S70 2TA ("the Council") of the first part, and

(2) **REDFEARN CONSTRUCTION LIMITED** (Co. Regn. No. 10785249) of
Ingleborough View Barn, Westhouse, Ingleton, Carnforth LA6 3NZ. ("the
Owner") of the second part,

RECITALS

(1) The Council is the Local Planning Authority for the purposes of this Agreement for the area within which the land described in the First Schedule hereto ("the Land") is situated and is the Authority by whom the obligations contained in this Agreement are enforceable

(2) The Owner is the Freehold owner/registered proprietor of the Land registered under Land Registry Title Number SYK663955

(3) The Owner submitted the Application to the Council seeking Planning Permission for the Development.

(4) The parties have agreed to enter into this Deed in order to secure the planning obligations contained in this Agreement and agree that the obligations comply with regulation 122 of the Community Infrastructure Levy Regulations 2010.

NOW THIS DEED WITNESSETH AS FOLLOWS:-

DEFINITIONS

1 For the purposes of this Deed the following expressions shall have the following meanings

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

“the Application” means the planning Application with the reference number 2020/0113 submitted to the Council for Erection of 8 no. Dwellings and provision of associated works.

“the Commencement of Development” means the actual date upon which the Development is begun by the carrying out of any material operation as defined by Section 56(4) of the Town and Country Planning Act 1990 and “Commence Development” is to be construed accordingly

“the Development” means the development of the Land in accordance with the Planning Permission

“Dwelling Units” means the apartments or other forms of residential accommodation to be created on the Land pursuant to the Planning Permission

“the Offsite Greenspace Contribution” means the sum of £16,471.64. (Sixteen thousand four hundred and seventy one pounds and sixty four pence) to be applied towards the provision of and/or improvement to informal open space and/or sports and/or recreation facilities within the administrative area of the Council’ in accordance with Local Plan Policy I1 and the Councils Supplementary Planning Document ‘*Open Space Provision on New Housing Developments*’

“Index” means the All In Tender Price Index published by the Building Cost Information Service of the Royal Institution of Chartered Surveyors or any successor organisation or if that Price Index ceases to exist such index as the Council reasonably nominates

“Interest” means interest at 4 per cent above the base lending rate of Barclays Bank Plc from time to time or should this rate cease to exist such other bank lending rate as the Council may reasonably nominate

“the Land” means the freehold land described in the First Schedule hereto against which this Agreement may be enforced.

“Occupation and Occupied”: means occupation for the purposes permitted by the Planning Permission from which the Development benefits but not including occupation by personnel engaged in construction fitting out or decoration or occupation for marketing or display or occupation in relation to security operations and “Occupy” shall be construed accordingly.

“the Plan” means the plan annexed hereto

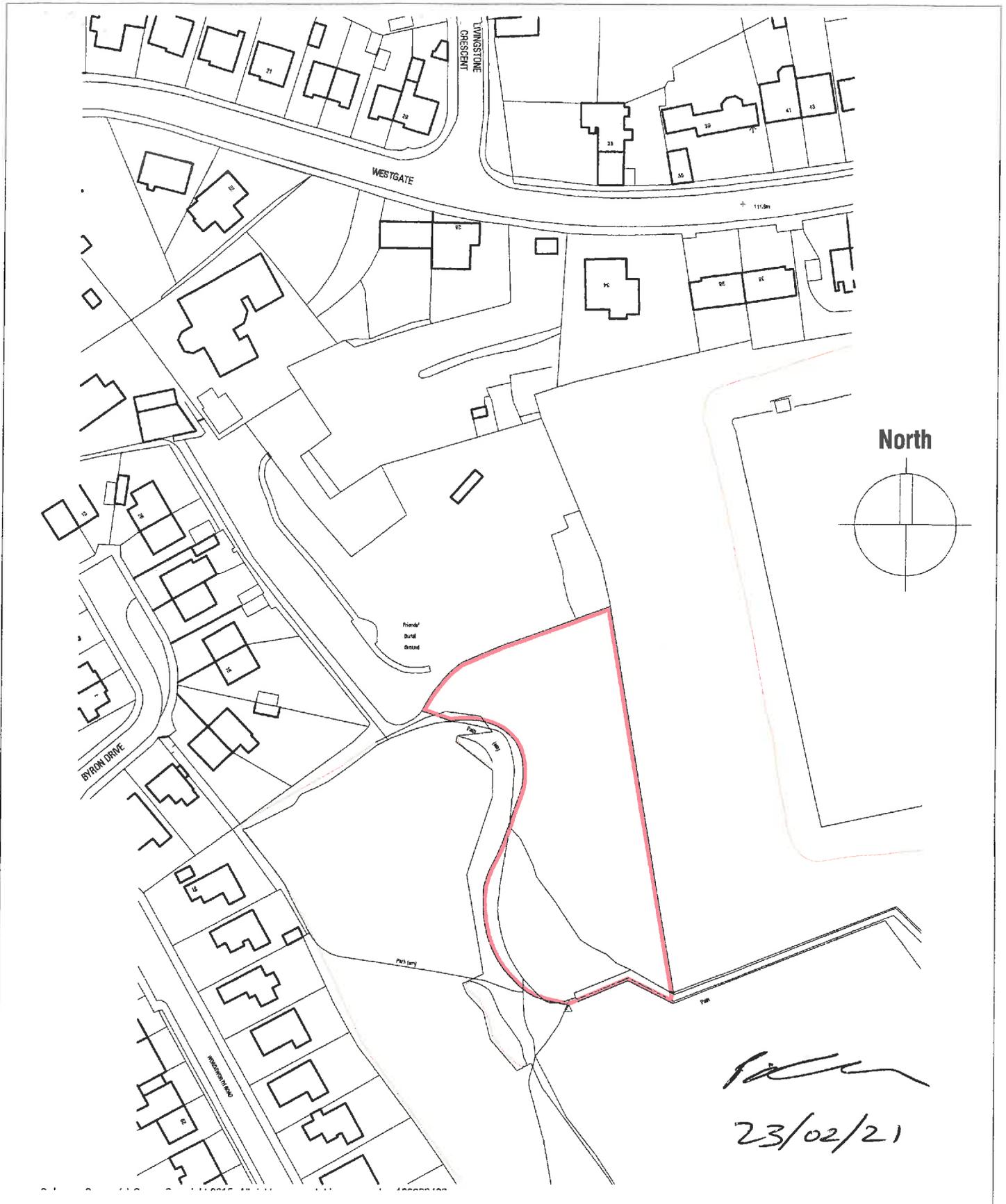
“the Planning Permission” means the planning Permission to be granted pursuant to the Application.

CONSTRUCTION OF THIS DEED

2.1 Where in this Deed reference is made to any clause, paragraph or schedule or recital such reference (unless the context otherwise requires) is a reference to a clause, paragraph or schedule or recital in this Deed.

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

2.3 Words of the masculine gender include the feminine and neuter genders and words denoting actual persons include companies, corporations and firms and all such words shall be construed interchangeable in that manner.



LAND OFF CROSS STREET
 MONK BRETTON
 BARNESLEY

Location Plan for purposes of
 106 Agreement

Scale 1:1250

Date July 2020

Ref 19.38

Drwg No OS2

 **mboothdesign**
 architectural design and building consultants

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 Berneslai Close Bamsley
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2.4 Wherever there is more than one person named as a party and where more than one party undertakes an obligation all their obligations can be enforced against all of them jointly and against each individually unless there is an express provision otherwise.

2.5 Any reference to an Act of Parliament shall include any modification, extension or re-enactment of that Act for the time being in force and shall include all instruments, orders, plans regulations, permissions and directions for the time being made, issued or given under that Act or deriving validity from it.

2.6 References to any party to this Deed shall include the successors in title to that party and to any deriving title through or under that party and in the case of the Council the successors to its statutory functions.

LEGAL BASIS

3 This Agreement is made pursuant to section 106 of the Town and Country Planning Act 1990 section 111 of the Local Government Act 1972 section 2 of the Local Government Act 2000 and all other enabling powers and is a planning obligation for the purposes of and as defined in the said Section 106 and the covenants restrictions and requirements imposed on the Owner herein are enforceable by the Council as the local planning authority against the Owner

COMMENCEMENT

4 The provisions of this Deed shall have immediate effect upon the completion of this Deed

OWNER AND COUNCIL COVENANTS

5.1 The Owner covenants with the Council as set out paragraph 1 of the Second Schedule

5.2 The Council covenants with the Owner as set out in paragraph 2 of the Second Schedule

MISCELLANEOUS

6.1 The Owner shall pay to the Council on completion of this Deed the sum of £1000.00 (on which no VAT shall be payable) in respect of the legal costs of the Council incurred in the negotiation, preparation and execution of this Deed.

6.2 No provisions of this Deed shall be enforceable under the Contracts (Rights of Third Parties) Act 1999

6.3 This Deed shall be registrable as a local land charge by the Council.

6.4 Where the agreement, approval, consent or expression of satisfaction is required by the Owner from the Council or by the Council from the Owner under the terms of this Deed such agreement, approval or consent or expression of satisfaction shall not be unreasonably withheld or delayed and any such agreement, consent, approval or expression of satisfaction shall be given on behalf of the Council by the Head of Planning and Building Control and any notices shall be deemed to have been properly served if sent by recorded delivery or special delivery to the principal address or registered office (as appropriate) of the relevant party.

6.5 Following the performance and satisfaction of all the obligations contained in this Deed the Council shall upon receipt of a written request by the Owner effect the cancellation of all entries made in the Register of Local Land Charges in respect of this Deed.

6.6 Insofar as any clause or clauses of this Deed are found (for whatever reason) to be invalid illegal or unenforceable then such invalidity illegality or unenforceability shall not affect the validity or enforceability of the remaining provisions of this Deed.

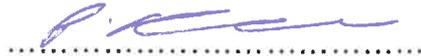
THE COMMON SEAL of **BARNSELY**)
METROPOLITAN BOROUGH)
COUNCIL was hereunto affixed to this)
Deed in the presence of:-)



Executive director Core Services/
Legal Services Director /
Authorised Signatory

No 2329
IN REGISTER

EXECUTED AS A DEED by

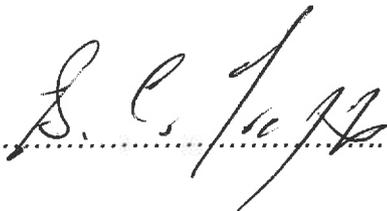


a duly authorised Director

REDFEARN CONSTRUCTION LIMITED

in the presence of:-

Signature of witness.....



Name of witness.....

STEPHEN TRAPPS.....

Address of witness.....

6 BERNICK AVENUE.....

HELRONDOWIKE, WF16 9AE.....