

Dated

16<sup>th</sup> June

2025

IPSWICH BOROUGH COUNCIL

and

SUFFOLK COUNTY COUNCIL

---

DEED OF VARIATION OF PLANNING  
OBLIGATION BY AGREEMENT

Pursuant to Section 106A of the Town and  
Country Planning Act 1990 relating to land  
known as Sites UVW Ravenswood,  
Nacton Rd, Ipswich

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Ipswich Borough Council

Grafton House

15-17 Russell Road

Ipswich, Suffolk

IP1 2DE

THIS DEED OF VARIATION is made the 16<sup>th</sup> day of June 2025

**BETWEEN:**

- (1) **IPSWICH BOROUGH COUNCIL** of Grafton House, 15-17 Russell Road, Ipswich IP1 2DE (“the **Borough Council**”); and
- (2) **SUFFOLK COUNTY COUNCIL** of Endeavour House, 8 Russell Road, Ipswich IP1 2BX (“the **County Council**”);

**WHEREAS:**

- (A) This Deed is made under Section 106A of the 1990 Act and is supplemental to a Section 106 Agreement dated 10th day of March 2021 made pursuant to the 1990 Act (“the **Principal Agreement**”).
- (B) The Borough Council continues to hold the freehold interest in the Property.
- (C) The County Council continues to be the Enforcing Authority on behalf of the Borough Council.
- (C) It has been agreed between the parties that the Dwellings designated as “**Discounted Market Sale Units**” in the Second Schedule of the Principal Agreement shall be re-designated as “**Market Housing Units**” and the Principal Agreement shall be varied accordingly.
- (D) As a consequence an application under Section 73 of the 1990 Act has been submitted to the Borough Council bearing reference number 25/00093/VC to vary Condition 1 of Planning Permission Reference Number: IP/20/00781/FUL.
- (E) The parties have agreed to vary the Principal Agreement in the manner set out below.

**NOW THIS DEED WITNESSES AS FOLLOWS:**

**1 INTERPRETATION**

In this Deed unless the context otherwise requires the expressions contained herein shall have the same meaning as that ascribed to them in the Principal Agreement.

**2 STATUTORY PROVISIONS**

This Deed is made pursuant to the provisions of Sections 106 and 106A of the 1990 Act, Section 111 of the Local Government Act 1972, Section 1 of the Localism Act 2011 and all other enabling legislation.

**3 VARIATION TO THE PRINCIPAL AGREEMENT**

The Principal Agreement shall be varied as set out in the Schedule.

**4 CONTINUING OBLIGATIONS**

It is hereby agreed between the parties hereto that subject to the variations set out or referred to in this Deed the Property shall remain subject to the covenants and undertakings contained in the Principal Agreement being planning obligations enforceable by the Borough Council and the County Council for the purposes of Section 106 of the 1990 Act.

**5 LOCAL LAND CHARGES REGISTRATION**

This Deed shall be registered as a local land charge by the Borough Council under the Local Land Charges Act 1975.

**6 COSTS**

The Borough Owner as the freehold owner of the Property covenants with the County Council that it will discharge the reasonable costs incurred by the County Council in the preparation, negotiation, completion and registration of this Deed.

**7 THIRD PARTY RIGHTS**

A person who is not named in this Deed does not have any right to enforce any term of this Deed under the Contracts (Rights of Third Parties) Act 1999.

**8 JURISDICTION**

The parties to this Deed submit to the exclusive jurisdiction of the courts of England and this Deed shall be construed in accordance with the laws of England.

Executed and delivered as a Deed by the parties hereto the day and year first before written.

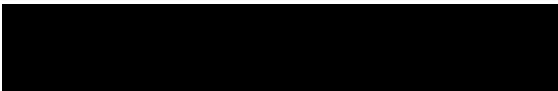
Executed as a Deed by affixing the )  
Common Seal of **Ipswich Borough** )  
in the presence of: )



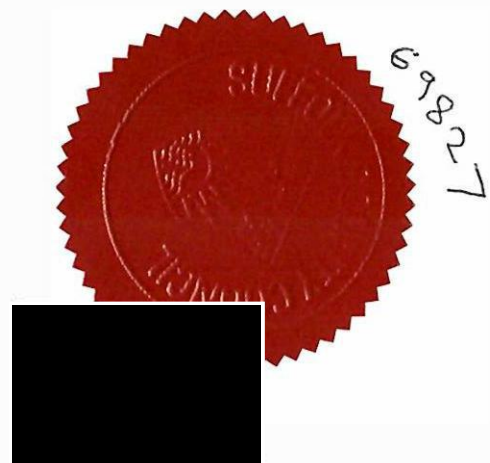
Authorised Officer



Executed as a Deed by affixing the )  
Common Seal of **Suffolk County** )  
**Council** in the presence of: )



Authorised Officer



## THE SCHEDULE

- 1 The definition of **“the Application”** in Clause 1 of the Principal Agreement shall be amended by addition of the words “...together with the application pursuant to section 73 of the 1990 Act bearing reference number IP/25/00093/VC ”.
- 2 The definition of **“the Permission”** in Clause 1 of the Principal Agreement shall be amended by addition of the words “... together with any permission granted pursuant to the application under section 73 of the 1990 Act bearing reference number IP/25/00093/VC”.
- 3 In the Second Schedule of the Principal Agreement the definition of **“Affordable Housing Units”** shall be amended by replacement of the words “...seventy seven (77)...” with the words “...sixty seven (67)...” and the wording “...Discounted Market Sales Units and...” shall be deleted.
- 4 In the Second Schedule of the Principal Agreement the definitions **“Discounted Market Sale”**, **“Discounted Market Sale Restriction”** and **“Discounted Market Sale Unit”** shall be deleted together with the entirety of paragraph 1.1.5 and subsequent paragraphs shall be renumbered accordingly.
- 5 In the Second Schedule of the Principal Agreement the definition of **“Tenure Plan”** shall be amended by replacement of “...0103-P05” with “2235-DE 10-002 Rev C” and the Tenure Plan annexed to the Second Schedule of the Principal Agreement shall be replaced with the Tenure Plan annexed to this Deed.



**NOTES**

SCHEDULE OF ACCOMMODATION

Dwelling Types	Dg #	M <sup>2</sup> Agency	Plot/3 Spaced	Quantity
FT11-001	10.04 sq m	55	55.00	1
FT11-002	70.43 sq m	25	25.00	2
FT11-006	36.57 sq m	25	25.00	2
FT21-001	37.26 sq m	53	53.00	2
FT31-001	122.89 + 123.68 sq m	73	73.00	2
FT41-001	121.73 sq m	75	75.00	2
FT51-001	122 sq m	73	73.00	2
<b>TOTAL</b>				<b>16</b>

Plots 01, 02 & 03 have varied 2 and 3 plot types.

Visitor Parking Spaces: 21

• Circles Market Road



282-7

Date	Rev.	Description	By	Checked
30.01.2023	C	Phase 1 & 2 essential works	RJ	RM
13.12.2024	B	Rev. MTD layout types	HC	RM
11.03.2023	A	Non-MTD of Amendment application	HC	RM

**barefoot & gillis**

Third Floor, Elkon House  
7 Bosc Street, London, ECGW 7LB  
Tel: 020 7422 7800

Nine Hills Road  
Cambridge, CB2 1UE  
Tel: 01223 632068

2 Cromwell Court, 10 St. Peter's Street  
Ipswich, Suffolk, IP1 1AG  
Tel: 01473 252474

www.barefootgillis.com

Project	Ravenswood UUV Site Ipswich		
Client	Handford Homes		
Drawing	Proposed House Types Plan		
Scale: 1:500	@A1	Date	17-03-2023
UVA Drawing No.	2235 DE 10-002	Revision	C

**PLANNING**

PRODUCT NO.	STATUS	TYPE	DATE
001	OK - Draft	15 - Site Layout Plan	17-03-2023
002	OK - Revised	20 - Final Site Plan	17-03-2023
003	OK - Final	25 - Final Plans	17-03-2023
004	OK - Final	30 - Final Plans	17-03-2023

**DISCLAIMER**  
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WORK NOT FINISHED UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES REPORTED TO BAREFOOT & GILLIS LIMITED.

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