

DATE 23 October 2025

**(1) WEST SUFFOLK COUNCIL**

**(2) SUFFOLK COUNTY COUNCIL**

**(3) NEWMARKET HOLDINGS LIMITED**

**(4) FIDUCIAM NOMINEES LIMITED**

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**Planning Obligation by Deed of Variation under Section 106  
of the Town and Country Planning Act 1990**

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relating to

**Land at the Police Station Vicarage Road Newmarket Suffolk**

West Suffolk Council  
West Suffolk House  
Western Way  
Bury St. Edmunds  
Suffolk

DATE 23 October 2025

**PARTIES:**

- (1) **WEST SUFFOLK COUNCIL** of West Suffolk House Western Way Bury St. Edmunds Suffolk IP33 3YU (hereinafter called the "**Council**")
- (2) **SUFFOLK COUNTY COUNCIL** of Endeavour House 8 Russell Road Ipswich Suffolk IP1 2BX (hereinafter called the "**County Council**")
- (3) **NEWMARKET HOLDINGS LIMITED** (Company number 13027612) of Kimberley House Ty Glas Avenue Lanishen Cardiff Wales CF14 5DX (hereinafter called the "**Owner**")
- (4) **FIDUCIAM NOMINEES LIMITED** (Company number 09672341) of Josaron House 2<sup>nd</sup> Floor 5-7 John Princes Street Lond W1G 0JN (hereinafter called the "**Lender**")

**RECITALS**

- A The Council is a local planning authority for the purposes of the Act for the area in which the Site is situated and by whom the obligations contained in this Deed are enforceable
- B The County Council is the local education authority and the local library authority and is also a local planning authority for the purposes of the Act for the area in which the Site is situated and by whom the obligations contained in this Deed are enforceable
- C The Owner is the freehold owner of the Site registered at the Land Registry under the title number SK309698
- D The Lender has a registered charge dated 17 June 2022 over the Site registered with the Land Registry under title number SK309698
- E On the 5 November 2020 a deed pursuant to Section 106 of the Town and Country Planning Act was entered into by (1) West Suffolk Council (2) Suffolk County Council (3) The Police And Crime Commissioner For Suffolk and (4) Knightsbridge Real Estate Asset Management Limited which was secured by planning permission and given the reference DC/20/1025/FUL (hereinafter called the "**Principal Deed**")
- F On 9 August 2023 the Owner submitted a planning application to vary planning permission DC/20/1025/FUL pursuant to Section 73 of the Act and the council is resolved to grant planning permission

under the reference DC/23/1262/VAR (hereinafter called the **"Variation Permission"**)

G Without prejudice to the terms of the other covenants contained in the Principal Deed the Parties hereto agree to vary the Principal Deed on such terms as set out herein

**1. DEFINITIONS**

For the purposes of this Deed the words and expressions defined in the Recitals shall have the meanings given to them respectively by the Recitals

**2. INTERPRETATION**

2.1 Words and expressions defined in the Principal Deed shall have the same meanings in this Deed except to the extent that they are expressly varied by this Deed

2.2 Any reference to the "Parties" is a reference to the parties to this Deed

2.3 The Parties do not intend that any of this Deed's terms will be enforceable by virtue of the Contracts (Rights of Third Parties) Act 1999 by any person not a party to it

**3. VARIATIONS TO THE PRINCIPAL DEED**

3.1 The Parties agree that the Principal Deed shall be varied as set out in this clause but otherwise the Principal Deed shall remain in full force and effect

3.2 Within the agreed terms of the Principal Deed the definition of "Variation Application" shall be inserted as follows

"Variation Application"	the application made pursuant to section 73 of the Act for variation of conditions 2 and 3 of planning permission DC/20/1025/FUL which was validated on 23 August 2023 and given the reference DC/23/1262/VAR by the Council
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3.3 Within the agreed terms of the Principal Deed the definition of "Planning Permission" shall be deleted and replaced with the following definition

"Planning Permission"	the planning permission granted pursuant to the Application and/or the planning permission granted pursuant to the Variation Application and any subsequent planning permissions for the Development granted pursuant to Section 73 of the Act
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3.4 The following clause shall be inserted into the Principal Deed as clause 7.18

"7.18 The Lender acknowledges and declares that this Deed has been entered into by the Owner with its consent and that the Site shall be bound by the obligations contained in this Deed and that the security of the mortgage/charge over the Site shall take effect subject to this Deed PROVIDED THAT the Lender shall otherwise have no liability under this Deed unless it takes possession of the Site in which it too will be bound by the obligations as if it were a person deriving title from the Owner"

#### **4. EFFECTIVE DATE**

The amendments to the Principal Deed made by this Deed shall come into effect on the date of the grant of the Variation Permission

#### **5. CONTINUATION OF THE PRINCIPAL DEED**

This Deed does not release any party to it from any breaches of the Principal Deed existing at the date of this Deed save where variations contained in this Deed remove the obligation of which the Party is in breach

#### **6. AGREEMENTS AND DECLARATIONS**

6.1 This Deed is made pursuant to sections 106 and 106A of the Act section 111 of the Local Government Act 1972 section 1 of the Localism Act 2011 and all other enabling powers

6.2 The covenants restrictions and requirements imposed by this Deed create planning obligations pursuant to section 106 of the Act and are enforceable by the Council and the County Council as the local planning authorities against the Owner and their successors in title

6.3 This Deed will be registered as a local land charge by the Council

6.4 No person or body will be liable for any breach of the terms of this Deed occurring after the date on which they part with their interest

in the Site or the part of the Site in respect of which such breach occurs but they will remain liable for any breaches of this Deed occurring before that date

**7. MISCELLANEOUS**

7.1 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

7.2 Nothing contained or implied in this Deed shall prejudice or affect the rights discretions functions powers duties and obligations of the Council and the County Council under all statutes by-laws statutory instruments orders and regulations in the exercise of their functions as local authorities

**8. LEGAL FEES**

The Owner shall pay the reasonable legal costs of the Council and the reasonable legal costs of the County Council on completion of this Deed incurred in the negotiation preparation and execution of this Deed

**9. JURISDICTION**

This Deed is governed by and interpreted in accordance with the laws of England and the parties submit to the exclusive jurisdiction of the courts of England

**10. DELIVERY**

The provisions of this Deed (other than this clause which shall be of immediate effect) shall be of no effect until this Deed has been dated

**11. EXECUTION**

The Parties have executed this Deed as a deed and it is delivered on the date set out in this Deed

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THE COMMON SEAL of )  
**WEST SUFFOLK COUNCIL** )  
was hereunto affixed to this deed )  
in the presence of: )



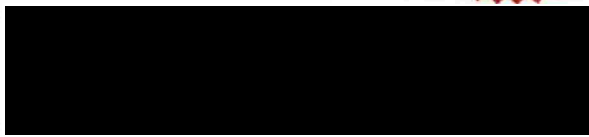
Authorised Signatory: [Redacted] .....

Name of Authorised Signatory: CHRISTINE FLITMAN .....

Position of Authorised Signatory: SERVICES MANAGER - LEGAL .....

70003

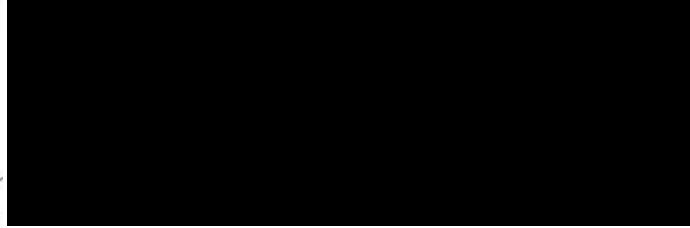
THE COMMON SEAL of  
**SUFFOLK COUNTY COUNCIL**  
was affixed in the presence of:



EXECUTED AS A DEED by

**NEWMARKET HOLDINGS  
LIMITED**

acting by:



Director/Secretary

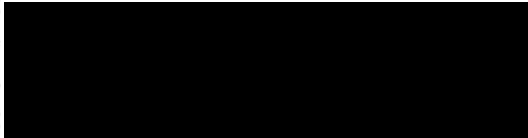
EXECUTED AS A DEED by

**FIDUCIAM NOMINEES LIMITED**

acting by:



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Direc



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