

DATE 31 March

2026

(1) WEST SUFFOLK COUNCIL

(2) SUFFOLK COUNTY COUNCIL

**(3) HUGO EDWARD UPTON, CHARLES CROLE AND HARRY CHARLES
BUSCALL**

(4) EFG TRUST COMPANY LIMITED AND EFG NOMINEES LIMITED

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

relating to

Land North Of Acorn Way Manor Wood Red Lodge Suffolk

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

DATE 31 March

2026

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) **HUGO EDWARD UPTON** of Park Farm Herringswell Bury St Edmunds Suffolk IP28 6SR, **CHARLES CROLE** of Slade Bottom House, Nr, Andover, SP11 0NU and **HARRY CHARLES BUSCALL** of Eaton Lodge, Sedgeford, Hunstanton, Norfolk, PE36 5LZ (hereinafter called the "**First Owner**")
- (4) **EFG TRUST COMPANY LIMITED** (incorporated in Jersey) of 44 Esplanade, St Helier, Jersey, JE1 3FG and care of Mills & Reeve LLP, Botanic House, 100 Hills Road, Cambridge CB2 1PH and **EFG NOMINEES LIMITED** (incorporated in Jersey) of 44 Esplanade, St Helier, Jersey, JE1 3FG and care of Mills & Reeve LLP, Botanic House, 100 Hills Road, Cambridge CB2 1PH (hereinafter after called "**Second Owner**")

(hereinafter references to the "**Owners**" shall mean both the First Owner and the Second Owner collectively)

INTRODUCTION

- 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 highway authority (except for trunk roads) and 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 when acting as enforcing authority in accordance with this Deed
- C The First Owner is the freehold owner of the Site which is registered at HM Land Registry under title number SK278847 and The Second

Owner is the freehold owner of the Skylark Land registered at HM Land Registry under title number SK328015 and the owner of the Translocation Land registered at HM Land Registry under title number SK387782

- D The First Owner has submitted the Application and the Council has resolved to grant planning permission for the Development pursuant to the Application subject to the prior completion of this Deed intended to regulate the Development and to secure the planning obligations contained in this Deed
- E The Council and the County Council enter into this Deed to the intent that the requirements of the Council's and the County Council's policies are met and that any objections by the Council or the County Council to the grant of planning permission on the basis of those policies are overcome
- F The Council and the County Council consider and the Owners acknowledge that the Development should not take place until certain restrictions regulating the use of the Site are imposed in the manner hereafter appearing and pursuant to Section 106 of the Act the Parties have agreed to enter into this Deed in order to secure the planning obligations contained in this Deed
- G The Council in resolving to approve the Application is satisfied that the planning obligations sought under the provisions of this Deed meet the tests set out in Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended)

NOW THIS DEED WITNESSES AS FOLLOWS:

1. DEFINITIONS

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

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| "Act" | the Town and Country Planning Act 1990 (as amended) |
| "Affordable Housing" | has the same meaning as that term is defined in Annex 2 of the Ministry of Housing Communities & Local Government National Planning Policy Framework document dated 12 December 2024 |
| "Affordable Housing For Rent" | the Affordable Housing Units to be provided by a Registered Provider by way of social rent or affordable rent (as defined by the Housing and Regeneration Act 2008 Section 69) or with a rent charged at a level up to 80% of the |

	equivalent local market rent (including service charges where applicable) and in all cases also at a level that does not exceed the local housing allowance
"Affordable Housing Units"	at least forty per cent (40%) (rounded up (0.5 or above) or down) of the Dwellings which will also be delivered in accordance with the Tenure Mix of the Dwellings which will also be delivered in accordance with the Tenure Mix
"Application"	the outline application for planning permission to develop the Site validated by the Council on 6 November 2023 and bearing the Council's reference number DC/23/1577/OUT
"BCIS Index"	the All In Tender Price Index published by the Building Cost Information Service or any successor organisation or (if that index shall cease to be published or is otherwise unavailable) such alternative basis of indexation as may be agreed between the Parties hereto
"BCIS Indexed"	the increase in any sum referred to in the Second Schedule and the Third Schedule (other than those referred to as CPI Indexed) by an amount equivalent to the increase in the BCIS Index to be calculated in accordance with Clause 10 of this Deed
"Built Facilities Contribution"	one hundred and sixty-seven thousand seven hundred and fifty-two pounds and seventy pence (£167,752.70) BCIS Indexed
"Chargee"	any mortgagee or chargee of the Registered Provider or the owner of the Affordable Housing Units or any receiver or manager (including administrative receiver) appointed by such mortgagee or chargee or any other person appointed under any security documentation to enable such mortgagee or chargee to realise its security or any administrator (however appointed) including a housing administrator
"Commencement of Development"	the date on which any material operation (as defined in Section 56(4) of the Act) forming part of the Development begins to be carried out on the Site other than (for the purposes of this Deed and for no other purpose) operations consisting of site clearance demolition work archaeological investigations for the purpose of assessing ground conditions remedial work in respect of any contamination or other adverse

	ground conditions diversion and lay of services erection of any temporary means of enclosure the temporary display of site notices or advertisements and "Commenced" and "Commence Development" shall be construed accordingly
"Completion of Development"	the date that the last Dwelling is first Occupied
"CPI Index"	the "All Items" index figure of the Index of Consumer Prices published by the Office for National Statistics from time to time or any successor organisation or (if that index shall cease to be published or is otherwise unavailable) such alternative basis of indexation as may be reasonably agreed between the Parties
"CPI Indexed"	the increase in any sum referred to in the Third Schedule by an amount equivalent to the increase in the CPI Index to be calculated in accordance with Clause 10 of this Deed
"Cycle Track Contribution"	one hundred and thirty-seven thousand seven hundred and fifty-eight pounds and fifty pence (£137,758.50) BCIS Indexed
"Cycle Track Plan"	the plan in the Tenth Schedule of this Deed indicating the general location of the intended cycle track with yellow shading for illustrative purposes
"Development"	the development of the Site in accordance with the Planning Permission
"Dwelling"	a dwelling (including a house flat or bungalow and including both Open Market Dwellings and Affordable Housing Units) to be constructed pursuant to the Planning Permission and "Dwelling" and "Dwellings" shall be construed accordingly
"Early Years Contribution"	five hundred and fifty-six thousand seven hundred and fifty pounds (£556,750.00) BCIS Indexed
"Education Contributions"	Early Years Contribution and the Primary School Contribution and the Secondary School Contribution and the Secondary School Transport Contribution and the Sixth Form Contribution

"Homes England"	the independent regulator for affordable housing in England (formerly known as Homes and Communities Agency) or such other organisation or body that replaces it
"Late Payment Interest"	interest at four (4) per cent above the base lending rate of the Bank of England from time to time
"Library Contribution"	sixty-four thousand eight hundred pounds (£64,800.00) BCIS Indexed
"NHS Contribution"	one hundred and eighty thousand three hundred pounds (£180,300.00) BCIS Indexed
"Non Residential Floorspace"	any floorspace or land forming part of the Development to be occupied or used for any purpose other than residential development
"Occupation"	occupation for the purposes permitted by the Planning Permission 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 "Occupied and "Occupy" shall be construed accordingly
"Open Market Dwellings"	those Dwellings that are not Affordable Housing Units
"Phase"	a phase as shown on the phasing plan approved pursuant to condition 7 of the Planning Permission
"Planning Permission"	the outline planning permission subject to conditions as may be granted by the Council pursuant to the Application and subsequent planning permissions for the Development granted pursuant to Section 73 of the Act
"Play Contribution"	seventy-eight thousand pounds (£78,000.00) BCIS Indexed
"Primary School Contribution"	one million six hundred and forty-seven thousand nine hundred and eighty pounds (£1,647,980.00) BCIS Indexed
"Primary School Land"	a minimum of 0.89 hectares of land within the Site the precise location boundaries and dimensions for which shall be determined by the reserved matters approval (pursuant to the

Application) for that part of the Site but indicatively shown as the area as shown edged red in the plan named "Primary School Land Plan" in the Eighth Schedule of this Deed

"Protected Tenant"

any tenant who has:

- a) has exercised the right to acquire pursuant to the Housing Act 1996 the Housing and Regeneration Act 2008 or any statutory provision for the time being in force (or any equivalent contractual right) in respect of an Affordable Housing Unit (as defined in the Second Schedule)
- b) has exercised any statutory right to buy (including the preserved right to buy) (or any equivalent contractual right) in respect of an Affordable Housing Unit
- c) has been granted a Shared Ownership lease by a Registered Provider in respect of a particular Affordable Housing Unit and the purchaser has subsequently staircased and purchased from the Registered Provider all the remaining shares so that the purchaser owns the entire Affordable Housing Unit

"Public Open Space Contribution"

a financial contribution as may be required in accordance with the Councils Supplementary Planning Document for Open Space Sport and Recreation Facilities December 2012 (as amended under the West Suffolk Local Plan 2025) SAVE THAT if all required onsite public open space provision is secured at reserved matters as approved by the Council (pursuant to the Planning Permission) then no such contribution will be payable by the Owners

"Registered Provider"

a registered provider of social housing as defined in Section 80(2) of the Housing and Regeneration Act 2008 and listed in the registers kept by the RSH under Chapter 3 of that Act

"Residential Phase"

a Phase containing Dwellings

"RSH"

Regulator of Social Housing

"SANG Monitoring Fee"

fourteen thousand two hundred and five pounds and nine pence (£14,205.09) RPI Indexed

"SAMM Contribution"

one hundred and seventeen thousand five hundred and ninety-one pounds (£117,591.00) CPI Indexed

"Secondary School Contribution"	two million five hundred and thirteenth thousand and forty-eight pounds (£2,513,048.00) BCIS Indexed
"Secondary School Transport Contribution"	four hundred and fifty thousand seven hundred and sixty-five pounds (£450,765.00) CPI Indexed
"Shared Ownership"	the Affordable Housing Units to be provided by a Registered Provider by way of a Shared Ownership Lease granted to eligible households whose needs are not met by the market and where the purchaser buys an initial share in the property from the Registered Provider who retains the remainder and may charge a rent on the remainder with the purchaser being able to purchase additional shares up to 100% (staircasing)
"Shared Ownership Lease"	a lease to be granted for a term of not less than 125 years which shall substantially accord with the requirements of and be consistent with any model shared ownership lease as approved from time to time by Homes England (or any statutory successor)
"Site"	the land forming part of land registered with the Land Registry shown edged red on the Site Plan and comprised within title number SK278847
"Site Plan"	the plan in the First Schedule of this Deed
"Sixth Form Contribution"	three hundred and thirty-six thousand nine hundred and thirty pounds (£336,930.00) BCIS Indexed
"Skylark Breeding Season"	shall be between March and August in each calendar year
"Skylark Land"	the area as shown edged red on the plan named "Skylark Land Plan" in the Sixth Schedule of this Deed and comprised within title number SK328015 or any other area of land agreed with the Council following any agreed revision to the Skylark Mitigation Strategy
"Skylark Mitigation Strategy"	the strategy labelled "Skylark Mitigation Strategy" dated 3 June 2025 and any revision thereof as agreed by the Owners and approved by the Council

"Skylark Plots"	plots to be created on the Skylark Land each year in accordance with the Skylark Mitigation Strategy
"Tenure Mix"	sixty-seven per cent (67%) to be Affordable Housing For Rent and thirty-three per cent (33%) to be Shared Ownership unless otherwise agreed with the Council
"Transfer Terms"	the terms for a transfer of the Primary School Land incorporating the terms substantially in the form set out in the Ninth Schedule
"Translocation Land"	area as shown edged blue on the plan named "Translocation Land Plan" in the Sixth Schedule of this Deed and comprised within title number SK387782 or any other area of land agreed with the Council following any agreed revision to the Translocation Strategy
"Translocation Strategy"	the strategy entitled "Arable Plant Translocation Strategy" dated 5 June 2025 and any revision thereof as agreed by the Owners and approved by the Council
"Travel Plan Monitoring Fee"	one thousand two hundred pounds (£6,000.00) CPI Indexed
"Working Days"	Monday to Friday (inclusive) except Good Friday Christmas Day and public or bank holidays from time to time in England

2. CONSTRUCTION OF THIS DEED

- 2.1 Where in this Deed reference is made to any clause sub-clause schedule paragraph sub-paragraph or recital such reference (unless the context otherwise requires) is a reference to a clause sub-clause schedule paragraph sub-paragraph 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 gender include other genders and words denoting actual persons include companies corporations and firms and all such words shall be construed as interchangeable in that manner
- 2.4 Wherever 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 severally 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 the personal representatives of that party and any party deriving title through or under that party and in the case of the Council and or the County Council the successors to their respective statutory functions
- 2.7 Where this Deed requires a plan or strategy or other document to be submitted to the Council or the County Council for approval or agreement then upon approval of the same it shall be deemed to have been incorporated into this Deed and the same shall apply to any provision requiring a review of any such plan or strategy or other document
- 2.8 The obligations in this Deed shall not be enforceable against:
- 2.8.1 any individual person who is the owner and/or an occupier for residential purposes of a Dwelling or any mortgagee of such a Dwelling
- 2.8.2 any owner and/or occupier of any Non Residential Floorspace
- 2.8.3 any statutory undertaker or other person who acquires any part of the Site or interest therein for the purposes of the supply of electricity gas water drainage telecommunications services highways or public transport services
- 2.8.4 any mortgagee or any chargee or mortgagee from time to time who has the benefit of a charge or mortgage of or on any part or parts of the Site or any receiver until the mortgagee or any mortgagee or chargee or receiver has entered into possession of the Site or the relevant part thereof or the Development is continued by or at the instigation of a receiver liquidator or other agent appointed by or on behalf of the mortgagee or any chargee or mortgagee in place of the First Owner
- 2.9 The Affordable Housing obligations within the Second Schedule shall not be binding on:
- 2.9.1 a Protected Tenant
- 2.9.2 any successor in title or mortgagee of a Protected Tenant

- 2.9.3 a mortgagee of a Shared Ownership Lease or shared equity lease lawfully exercising the mortgage protection provision within that lease;
- 2.9.4 a Chargee of the whole or any part of the Affordable Housing Units or any persons deriving title through such Chargee PROVIDED THAT:
 - 2.9.4.1 such Chargee shall first give written notice to the Council of its intention to dispose of the Affordable Housing Units and shall have used reasonable endeavours over a period of three months from the date of the written notice to complete a disposal of the Affordable Housing Units to another Registered Provider or to the Council for a consideration not less than the amount due and outstanding under the terms of the relevant security documentation including all accrued principal monies interest and costs and expenses and
 - 2.9.4.2 if such disposal has not completed within the three-month period the Chargee shall be entitled to dispose of the Affordable Housing Units free from the Affordable Housing obligations within the Second Schedule which provisions shall determine absolutely
- 2.9.5 any person or body deriving title through any of the parties referred to in clauses 2.9.1 to 2.9.4 above
- 2.10 The headings are for reference only and shall not affect construction
- 2.11 Any covenant by the Owners not to do an act or thing shall be deemed to include an obligation not to knowingly permit or suffer such act or thing to be done by another person

3. LEGAL BASIS

- 3.1 This Deed is made pursuant to Section 106 of the Act and Section 111 of the Local Government Act 1972 and Section 1 of the Localism Act 2011 and all other enabling powers
- 3.2 The covenants restrictions and requirements imposed upon the Owners under this Deed create planning obligations pursuant to Section 106 of the Act and are enforceable by the Council and the County Council as local planning authorities against the Owners and their successors in title

4. CONDITIONALITY

4.1 This Deed is conditional upon:

4.1.1 the grant of the Planning Permission and

4.1.2 the Commencement of Development

SAVE FOR the provisions of this clause and clauses 7.3 7.4 7.5 7.6 7.10 9 12 13 14 18 and 19 and any other relevant provisions which shall come into effect immediately upon completion of this Deed

4.2 Where the Planning Permission is the subject of any judicial review proceedings or other legal challenge:

4.2.1 until such time as such proceedings or challenge including any appeal have been finally resolved the terms and provisions of this Deed will remain without operative effect notwithstanding the issue of the Planning Permission and the Commencement of Development PROVIDED THAT the Owners shall not undertake any further works to implement the Planning Permission following the issue of such proceedings

4.2.2 if following the conclusion of such proceedings or challenge the Planning Permission is quashed and is not superseded by a subsequent planning permission accepted by the Owners this Deed will cease to have any further effect and

4.2.3 if following the conclusion of such proceedings or challenge the Planning Permission remains valid and fully enforceable all of the terms and provisions of this Deed will apply in full

4.3 Wherever in this Deed reference is made to a date on which "legal proceedings or challenge in relation to the Planning Permission are concluded" (or cognate expressions are used) the following provisions will apply:

4.3.1 proceedings by way of judicial review are concluded:

4.3.1.1 when permission to apply for judicial review has been refused and no further application can be made

4.3.1.2 when the court has given judgement in the matter and the time for making an appeal expires without any appeal having been made or permission to appeal is refused or

4.3.1.3 when any appeal(s) is or are finally determined

4.3.2 proceedings under Section 288 of the Act are concluded:

4.3.2.1 when the court has given judgement in the matter and the time for making an appeal expires without an appeal having been made or permission to appeal is refused or

4.3.2.2 when any appeal(s) is or are finally determined

5. THE OWNERS COVENANTS

5.1 The First Owner covenants with the Council so as to bind the Site as set out in the Second Schedule

5.2 The First Owner covenants with the County Council so as to bind the Site as set out in the Third Schedule

5.3 The Second Owner covenants with the Council so as to bind the Skylark Land as set out in Paragraph 1 of the Seventh Schedule and the Translocation Land as set out in Paragraph 2 of the Seventh Schedule

6. THE COUNCIL`S AND THE COUNTY COUNCIL`S COVENANTS

6.1 The Council covenants with the First Owner as set out in the Fourth Schedule

6.2 The County Council covenants with the First Owner as set out in the Fifth Schedule

7. MISCELLANEOUS

7.1 The parties to this Deed shall act in good faith and shall co-operate with each other (as relevant) to facilitate the discharge and performance of all obligations contained herein and the Owners shall comply with any reasonable requests either of the Council and or the County Council and their duly authorised officers or agents to have access to any part or all of the Site or any requests to provide documentation within the Owners possession (at the Owners expense) for the purposes of monitoring compliance with the obligations contained herein

7.2 The Owners agree declare and covenant both with the Council and the County Council that they shall observe and perform their respective conditions restrictions and other matters mentioned herein and shall not make any claim for compensation in respect of any condition restriction or provision imposed by this agreement

- 7.3 The First Owner agrees declares and covenants to pay to the Council on completion of this Deed the proper and reasonable legal costs of the Council incurred in the negotiation preparation and execution on or before completion of this Deed
- 7.4 The First Owner agrees declares and covenants to pay to the County Council on completion of this Deed the proper and reasonable legal costs of the County Council incurred in the negotiation preparation and execution on or before completion of this Deed
- 7.5 The First Owner further agrees declares and covenants to pay to the Council two thousand nine hundred and thirty-five pounds (£2,935.00) and to pay the County Council five hundred and nineteen pounds (£519.00) per trigger point totalling four thousand one hundred and fifty-two pounds (£4,152.00) on or before completion of this Deed towards the costs of reporting and monitoring the obligations contained in this Deed
- 7.6 No provision of this Deed shall be enforceable under the Contracts (Rights of Third Parties) Act 1999
- 7.7 This Deed shall be registered as a local land charge by the Council
- 7.8 Where an approval consent or expression of satisfaction or a subsequent deed is required by the Owners from either the Council or County Council under the terms of this Deed such approval or consent or expression of satisfaction shall not be unreasonably withheld or delayed and any such consent approval or expression of satisfaction shall be given on behalf of the Council by the Assistant Director of Growth or officer acting under his/her hand and on behalf of the County Council by the Executive Director of Growth Highways and Infrastructure or duly appointed successor or officer acting under his/her hand
- 7.9 Following the performance and satisfaction of all the obligations contained in this Deed the Council shall forthwith effect the cancellation of all entries made in the Register of Local Land Charges in respect of this Deed
- 7.10 Insofar as any clause or other provision of this Deed is 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
- 7.11 This Deed shall cease to have effect (insofar only as it has not already been complied with) if the Planning Permission shall be quashed revoked or otherwise withdrawn or expires by effluxion of time for the Commencement of the Development or is modified (without the

consent of the Owners) and the Council will effect cancellation of all entries in the Register of Local Land Charges in respect of this Deed

- 7.12 No person shall be liable for any breach of any of the planning obligations or other provisions of this Deed after it shall have parted with its entire interest in the Site (or part where such breach occurs) (or as relevant its interest in the Skylark Land or the Translocation Land (or part thereof where such breach occurs)) but without prejudice to liability for any subsisting breach arising prior to parting with such interest and for the purposes of this clause a person parts with an interest in the Site (or part where such breach occurs) (or as relevant its interest in the Skylark Land or the Translocation Land) notwithstanding the retention of easements or the benefit of covenants, restrictions or reservations in respect of it
- 7.13 Nothing in this Deed shall prohibit or limit the right to develop any part of the Site in accordance with a planning permission (other than the Planning Permission) granted (whether or not on appeal) after the date of this Deed
- 7.14 The Owners agree that any rights to claim compensation arising from any limitations or restrictions on the planning use of the Site under the terms of the Deed are hereby waived
- 7.15 Save as otherwise provided in this Deed all works and activities to be carried out under the terms of this Deed (including for the avoidance of doubt such works as are of a preparatory ancillary or of a maintenance nature) are (save where expressly provided otherwise) to be at the sole expense of the Owners and at no cost to either the Council or the County Council
- 7.16 Nothing contained or implied in this Deed shall prejudice or affect the rights discretions functions powers duties and obligations of the Council or the County Council under all statutes by-laws statutory instruments orders and regulations in the exercise of their functions as a local authority
- 7.17 The Owners covenant and warrant to the Council and the County Council that they have full power to enter into this Deed and that so far as they are aware there is no other person having a charge over or any other interest in the Site whose consent is necessary to make this Deed binding on the Site

8. WAIVER

No waiver (whether expressed or implied) by the Council the County Council or the Owners of any breach or default in performing or observing any of the covenants terms or conditions of this Deed shall

constitute a continuing waiver and no such waiver shall prevent the Council the County Council or the Owners from enforcing any of the relevant terms or conditions or for acting upon any subsequent breach or default

9. CHANGE IN OWNERSHIP

The Owners agree with the Council and the County Council to give each of them independently written notice of any transfer in ownership of any of any freehold interests in the Site occurring before all the positive obligations under this Deed have been discharged such notice to be served within twenty one (21) days of such transfer and to give details of the transferee's full name and registered office (if a company or usual address if not) together with the area of the Site or unit of occupation purchased by reference to a plan PROVIDED THAT this obligation shall not apply to transfers of individual Dwellings within the Development or the disposal or creation of leasehold interests in any Non Residential Floorspace or the transfer or grant of leases of electricity sub-stations or gas governors or the like

10. INDEXATION

All sums referred to in the Second Schedule and the Third Schedule (unless the context reads otherwise) shall be increased by an amount equivalent to the increase in the BCIS Index or CPI Index (as the context dictates and unless the context reads otherwise) from the date hereof until the date on which such sum is payable using the application of the formula $A = B \times (C/D)$ where:

- 10.1 A is the sum payable under this Deed
- 10.2 B is the original sum stated as the sum payable
- 10.3 C is the BCIS Index or CPI Index (as the context dictates) for the month two (2) months before the date on which the sum is payable (or, if earlier, the sum is paid) and
- 10.4 D is the BCIS Index or CPI Index (as the context dictates) for the month two (2) months before the date of this Deed

11. INTEREST

If any payment due under this Deed is not paid on time Late Payment Interest will be payable from the date payment is due to the date of payment

12. VAT

All consideration given in accordance with the terms of this Deed shall be exclusive of any value added tax properly payable

13. NOTICES

13.1 Any notices or other written communication to be served or given by one party upon or to any other party under the terms of this Deed shall be deemed to have been validly served or given if delivered by hand or sent by first class recorded delivery post to the party upon whom it is to be served or to whom it is to be given or as otherwise notified for the purpose by notice in writing PROVIDED THAT the notice or other written communication is addressed and delivered or sent by first class recorded delivery post to the address of the party concerned as nominated in clause 13.2

13.2 The address for any notice or other written communication in the case of each of the Parties to this Deed shall be as follows

The Council	The Director of Planning & Growth West Suffolk House Western Way Bury St. Edmunds Suffolk IP33 3YU
The County Council	The Executive Director of Growth Highways and Infrastructure (or a duly appointed successor) Endeavour House 8 Russell Road Ipswich Suffolk IP1 2BX
First Owner	Park Farm Herringswell Bury St Edmunds Suffolk IP28 6SR
Second Owner	44 Esplanade, St Helier, Jersey, JE1 3FG

13.3 Any notice or other written communication to be given by either the Council or the County Council shall be deemed to be valid and effective if on its face it is signed on behalf of the Council or the County Council by a duly authorised officer of the Council or the County Council as appropriate

13.4 The First Owner covenants to inform the Council and the County Council by way of written notice within seven (7) Working Days following:

13.4.1 Commencement of Development

13.4.2 Occupation of the first (1st) Dwelling

13.4.3 Occupation of the ninetieth (90th) Dwelling

13.4.4 Occupation of the one hundredth (100th) Dwelling

13.4.5 Occupation of the one hundred and fiftieth (150th) Dwelling

13.4.6 Occupation of the two hundredth (200th) Dwelling

13.4.7 Occupation of the two hundredth and fiftieth (250th) Dwelling

13.4.8 Completion of Development

14. DISPUTE RESOLUTION

14.1 Any dispute or difference of any kind whatsoever arising between any or all of the Parties out of or in connection with this Deed (including without limitation any question regarding its existence validity or termination) which cannot be resolved by prior agreement between the parties to the dispute ("the Dispute Parties") shall be referred to arbitration before a single Expert (the "Expert")

14.2 The Dispute Parties shall jointly appoint the Expert not later than twenty-eight (28) days after service of a request in writing by either Party to do so

14.3 If the Dispute Parties are unable to agree within twenty-eight (28) days as to the appointment of such Expert then the Expert shall be appointed on the application of any of the Dispute Parties as follows:

14.3.1 if the difference or question relates to the rights and liabilities of any Dispute Party or to the terms or conditions to be embodied in the Deed or document appertaining to the Deed it shall be referred to a solicitor or barrister notified by or on behalf of the President for the time being of the Law Society

14.3.2 if the difference or question relates to highway works engineering demolition building or construction works it shall be referred to a chartered civil engineer notified by or on behalf of the President for the time being of the Institution of Civil Engineers

14.3.3 if the difference or question relates to the value of any interest in property it shall be referred to a chartered surveyor agreed upon by the Dispute Parties but in default of agreement appointed at the request of any Dispute Party by or on behalf of the President for the time being of the Royal Institution of Chartered Surveyors or

14.3.4 if such difference or question relates to planning and related matters it shall be referred to a chartered town planner agreed upon by the Dispute Parties but in default of agreement by or

on behalf of the President for the time being of the Royal Town Planning Institute

- 14.4 In the event of a reference to arbitration the Dispute Parties agree to:
- 14.4.1 prosecute any such reference expeditiously and
 - 14.4.2 do all things or take all steps reasonably necessary in order to enable the Expert to deliver any award (interim, final or otherwise) as soon as reasonably practicable
- 14.5 The Expert will have the power to consolidate proceedings or hold concurrent proceedings and to order on a provisional basis any relief which he would have power to grant on a final award
- 14.6 The award shall be in writing signed by the Expert and shall be finalised within fourteen (14) days of the hearing
- 14.7 The award shall be final and binding both on the Dispute Parties and on any persons claiming through or under them and judgment upon the award may be entered in any court having jurisdiction or application may be made to such court for judicial acceptance of the award and an order of enforcement as the case may be
- 14.8 Unless this Deed has already been terminated the Parties shall in every case continue to comply with their obligations under this Deed regardless of the nature of the dispute and notwithstanding the referral of the dispute for resolution pursuant to this Clause but without prejudice to the rights and obligations of the Parties in relation to the termination of the Deed
- 14.9 The provisions of this clause shall not affect the ability of the Council or County Council to apply for and be granted any of the following: declaratory relief injunction specific performance payment of any sum damages and any other means of enforcing this Deed and consequential and interim orders and relief

15. SATISFACTION OF ANY OF THE PROVISIONS OF THIS DEED

Where in the opinion of the Owners any of the provisions of this Deed have been satisfied the Owners shall be entitled to apply to the Council or the County Council for confirmation to that effect and upon the Council or County Council being satisfied that the relevant Deed obligation and covenant as the case may be has been satisfied the Council or the County Council shall forthwith issue confirmation to such effect

16. APPROVALS

Where any matters are approved by the Council under the terms of this Deed further amendments thereof if approved by the Council shall replace those previously approved

17. COMMUNITY INFRASTRUCTURE LEVY

The Council agrees that for the purposes of the Community Infrastructure Levy Regulations 2010 the obligations imposed in this Deed are (a) necessary to make the Development permitted pursuant to the Application acceptable in planning terms (b) directly relate to the Development permitted pursuant to the Application and (c) fairly and reasonably relate in scale and kind to the Development permitted pursuant to the Application

18. JURISDICTION

This Deed is governed by and interpreted in accordance with the law of England

19. 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

In witness whereof the Parties hereto have executed this deed on the day and year first before written

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

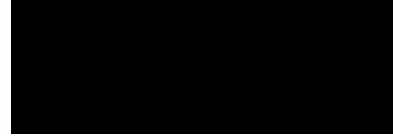


Authorised Signatory: [Redacted]

Name of Authorised Signatory: NIGEL DYLLID

Position of Authorised Signatory: BUSINESS PARTNER (REGULATOR)

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



Authorised Officer



Signed by **HUGO EDWARD UPTON**
as a deed in the presence of:

Witness' signature:

Witness' name:

Witness' address:

Witness' occupation:



Signed by **CHARLES CROLE**
as a deed in the presence of:

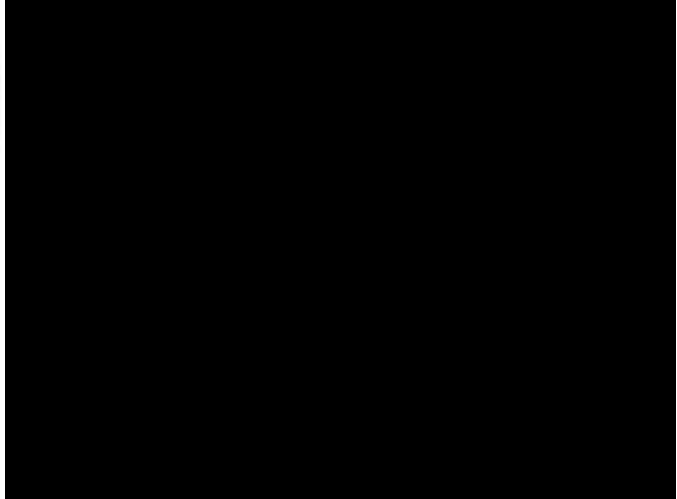
)
)

Witness' signature:

Witness' name:

Witness' address:

Witness' occupation:



Signed by **HARRY CHARLES
BUSCALL**
as a deed in the presence of:

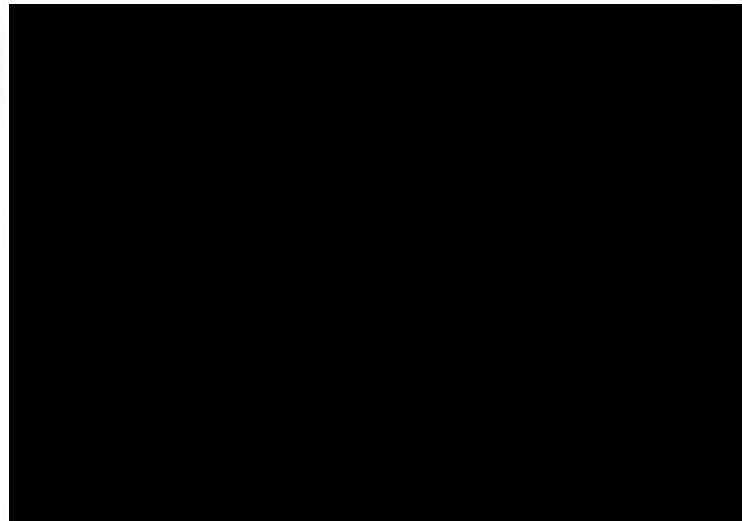
)
)

Witness' signature:

Witness' name:

Witness' address:

Witness' occupation:



Executed as a deed by **EFG TRUST**)
COMPANY LIMITED acting by two)
authorised signatories who in)
accordance with the laws of Jersey are)
acting under the authority of the) A
company:

[Redacted signature]

...KERPIE STRINGFELLOW.....

Signatory name

[Redacted signature]

...JESSICA DAV.....

Signatory name

Executed as a deed by **EFG**)
NOMINEES LIMITED acting by two)
authorised signatories who in)
accordance with the laws of Jersey are)
acting under the authority of the)
company:

[Redacted signature]

Authorised signatory

...KERPIE STRINGFELLOW.....

[Redacted signature]

Authorised signatory

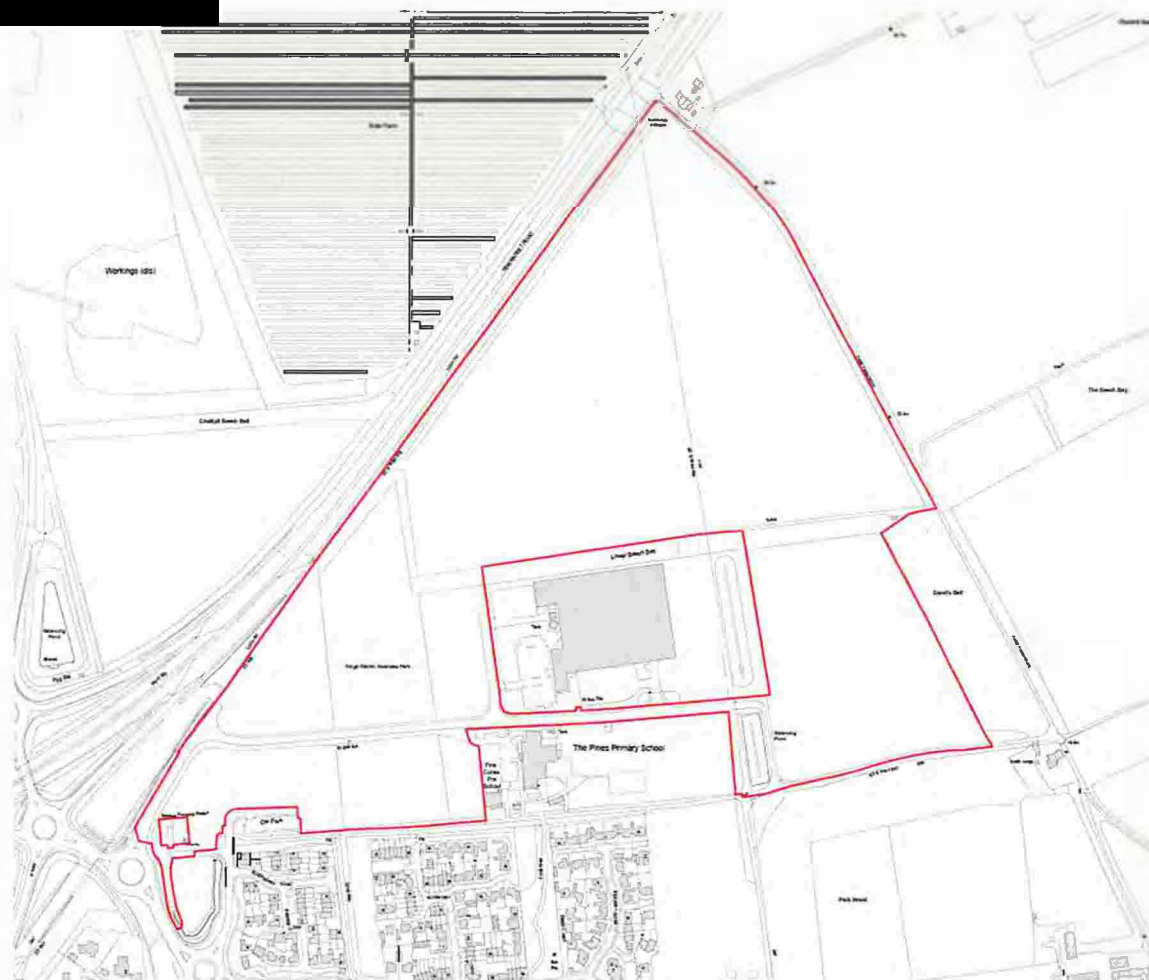
...JESSICA DAV.....

Signatory name

FIRST SCHEDULE

The land shown for identification purposes edged red on the Site Plan comprising the First Owner's land forming part of land registered with the Land Registry under title number SK278847

SITE PLAN



70165.



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SECOND SCHEDULE

THE FIRST OWNER COVENANTS WITH THE COUNCIL:

1. AFFORDABLE HOUSING UNITS

- 1.1 To construct and transfer at least fifty per cent (50%) of the Affordable Housing Units within a Residential Phase to a Registered Provider prior to Occupation of fifty five per cent (55%) of the Open Market Dwellings within that Residential Phase
- 1.2 Not to Occupy or permit Occupation of fifty five per cent (55%) or more of the Open Market Dwellings within a Residential Phase unless and until at least fifty per cent (50%) of the Affordable Housing Units within that Residential Phase have been constructed and transferred to a Registered Provider
- 1.3 To construct and transfer the remaining fifty per cent (50%) of the Affordable Housing Units within a Residential Phase to a Registered Provider prior to Occupation of the first eighty five per cent (85%) of the Open Market Dwellings within that Residential Phase
- 1.4 Not to Occupy or permit Occupation of eighty five per cent (85%) or more of the Open Market Dwellings within a Residential Phase unless and until the remaining fifty per cent (50%) of the Affordable Housing Units have been constructed and transferred to a Registered Provider
- 1.5 To ensure that the transfers referred to at 1.1 to 1.4 in this Second Schedule to the Registered Provider and their successors in title will contain a covenant requiring the Registered Provider to use reasonable endeavours to enter into a nomination agreement with the Council for those Affordable Housing Units
- 1.6 Subject to clause 2.9.1 to ensure that the Affordable Housing Units shall not be used for any purpose other than as Affordable Housing Units
- 1.7 To ensure the conditions on which the Affordable Housing Units shall be transferred shall include but not be limited to the following:
 - 1.7.1 the land on which the Affordable Housing Units are situated is to be remediated if required so that the land is fit for the proposed use
 - 1.7.2 be on terms that at the date of the transfer the following are (unless otherwise agreed by the Registered Provider) provided up to a point immediately adjacent to the boundary of the Affordable Housing Units:

- 1.7.2.1 an adoptable road constructed to base course
- 1.7.2.2 adoptable public sewers and drains
- 1.7.2.3 gas water electricity telecommunications infrastructure with sufficient capacity to serve each Affordable Housing Unit and
- 1.7.2.4 such necessary rights as the First Owner may reasonably require to be reserved

2. BUILT FACILITIES CONTRIBUTION AND PLAY CONTRIBUTION AND PUBLIC OPEN SPACE CONTRIBUTION

- 2.1 To pay to the Council the Built Facilities Contribution and the Play Contribution and if required the Public Open Space Contribution prior to the first Occupation of the one hundred and fiftieth (150th) Dwelling
- 2.2 Not to Occupy or permit Occupation of more than one hundred and forty-nine (149) Dwellings unless and until the Built Facilities Contribution and the Play Contribution and if required the Public Open Space Contribution has been paid to the Council

3. NHS CONTRIBUTION

- 3.1 To pay to the Council the NHS Contribution prior to the first Occupation of the one hundred and fiftieth (150th) Dwelling
- 3.2 Not to Occupy or permit Occupation of more than one hundred and forty-nine (149) Dwellings unless and until the NHS Contribution has been paid to the Council

4. SANG MONITORING FEE AND SAMM CONTRIBUTION

- 4.1 To pay to the Council the SANG Monitoring Fee and fifty percent (50%) of the SAMM Contribution prior to the first (1st) Occupation of the Dwellings
- 4.2 Not to Occupy or permit any Occupation of the Dwellings unless and until the SANG Monitoring Fee and fifty percent (50%) of the SAMM Contribution has been paid to the Council
- 4.3 To pay to the Council a further fifty percent (50%) of the SAMM Contribution prior to the first Occupation of the one hundred and fiftieth (150th) Dwelling
- 4.4 Not to Occupy or permit Occupation of more than one hundred and forty-nine (149) Dwellings unless and until a further fifty percent (50%) of the SAMM Contribution has been paid to the Council

5. SKYLARK MITIGATION AND TRANSLOCATION

- 5.1 Not to allow or permit Commencement of Development unless and until the first Skylark Plots have been provided in accordance with the Skylark Mitigation Strategy
- 5.2 To ensure that the planting (and all other associated actions) as required within the Translocation Strategy insofar as they relate to the Site are completed in accordance with the Translocation Strategy and in line with the timings specified for the same therein

THIRD SCHEDULE

THE FIRST OWNER COVENANTS WITH THE COUNTY COUNCIL

1. EDUCATION CONTRIBUTIONS

- 1.1 To pay to the County Council ten per cent (10%) of the Education Contributions prior to the first (1st) Occupation of the Dwellings
- 1.2 Not to Occupy or permit any Occupation of the Dwellings unless and until ten per cent (10%) of the Education Contributions have been paid to the County Council
- 1.3 To pay to the County Council a further thirty per cent (30%) of the Education Contributions prior to the first Occupation of the one hundredth (100th) Dwelling
- 1.4 Not to Occupy or permit Occupation of more than ninety-nine (99) of the Dwellings unless and until a further thirty per cent (30%) of the Education Contributions have been paid to the County Council
- 1.5 To pay to the County Council a further thirty per cent (30%) of the Education Contributions prior to the first Occupation of the one hundred and fiftieth (150th) Dwelling
- 1.6 Not to Occupy or permit Occupation of more than one hundred and forty-nine (149) of the Dwellings unless and until a further thirty per cent (30%) of the Education Contributions has been paid to the County Council
- 1.7 To pay to the County Council the remaining thirty per cent (30%) of the Education Contributions prior to the first Occupation of the two hundred and fiftieth (250th) Dwelling
- 1.8 Not to Occupy or permit Occupation of more than two hundred and forty-nine (249) of the Dwellings unless and until the remaining thirty per cent (30%) of the Education Contributions has been paid to the County Council
- 1.9 Paragraphs 1.1 to 1.8 of this Third Schedule do not apply in relation to any part of the Secondary School Transport Contribution not yet paid from the point the Secondary School is open for use.

2. LIBRARY CONTRIBUTIONS

- 2.1 To pay to the County Council the Library Contribution prior to the first Occupation of the one hundred and fiftieth (150th) Dwelling

- 2.2 Not to Occupy or permit Occupation of more than one hundred and forty-nine (149) Dwellings unless and until the Library Contribution has been paid to the County Council

3. PRIMARY SCHOOL LAND

- 3.1 To transfer to the County Council the Primary School Land in accordance with the Transfer Terms and in such form as may be agreed between the First Owner and the County Council prior to first Occupation of the one hundredth (100th) Dwelling PROVIDED THAT if the transfer of the Primary School Land has not completed prior to Occupation of the one hundredth (100th) Dwelling due to any unreasonable delay or non-performance by the County Council, the First Owner shall not be in breach of this covenant but must continue to negotiate and complete the transfer without unreasonable delay or non-performance

- 3.2 Not to Occupy or permit Occupation of more than ninety-nine (99) Dwellings unless and until the Primary School Land has been transferred to the County Council in accordance with the Transfer Terms PROVIDED THAT if the transfer of the Primary School Land has not completed prior to Occupation of the one hundredth (100th) Dwelling due to any unreasonable delay or non-performance by the County Council the restriction on Occupation shall not apply but the First Owner must continue to negotiate and complete the transfer without unreasonable delay or non-performance

4. CYCLE TRACK CONTRIBUTION

- 4.1 To pay the County Council the Cycle Track Contribution prior to the Commencement of Development
- 4.2 Not to Occupy or permit the Commencement of Development unless and until the Cycle Track Contribution has been paid to the County Council

5. TRAVEL PLAN MONITORING FEE

- 5.1 To pay to the County Council the Travel Plan Monitoring Fee prior to first (1st) Dwelling Occupation
- 5.2 Not to Occupy or permit the first (1st) Dwelling Occupation unless and until the first Travel Plan Monitoring Fee has been paid to the County Council

FOURTH SCHEDULE

THE COUNCIL COVENANTS WITH THE FIRST OWNER:

- 1. BUILT FACILITIES CONTRIBUTION AND PLAY CONTRIBUTION AND PUBLIC OPEN SPACE CONTRIBUTION**
 - 1.1 To use the Built Facilities Contribution for the provision of and/or improvement of built facilities related to sport and/or community use serving the Development
 - 1.2 To use the Play Contribution for the provision of childrens play serving the Development
 - 1.3 To use the Public Open Space Contribution for the provision of play and/or open space serving the Development
 - 1.3 If requested to do so in writing after the expiry of ten (10) years of the Completion of Development within a further period of one (1) year to pay within one month of such request to any person such amount of the Built Facilities Contribution and the Play Contribution and the Public Open Space Contribution paid by that person which has not been committed or expended by the Council in accordance with the provisions of this Deed together with any interest accrued at the Bank of England Base Rate minus 2 basis points compounding annually at financial year end PROVIDED THAT if for any period the Bank of England Base Rate is at or below 0.02% then no interest shall be payable
 - 1.4 When the Built Facilities Contribution and the Play Contribution and the Public Open Space Contribution paid to the Council pursuant to this Deed has been spent or committed the Council shall upon written request by the First Owner after the expiry of ten (10) years of the Completion of Development within a further period of one (1) year notify the First Owner that such monies have been spent or committed such notice to include full details of what the said monies were spent on or committed to
- 2. NHS CONTRIBUTION**
 - 2.1 To use the NHS Contribution for the provision of and/or improvement to health facilities serving the Development
 - 2.2 If requested to do so in writing after the expiry of ten (10) years of the Completion of Development within a further period of one (1) year to pay within one month of such request to any person such amount of the NHS Contribution paid by that person which has not been committed or expended by the Council in accordance with the

provisions of this Deed together with any interest accrued at the Bank of England Base Rate minus 2 basis points compounding annually at financial year end PROVIDED THAT if for any period the Bank of England Base Rate is at or below 0.02% then no interest shall be payable

- 2.3 When the NHS Contribution paid to the Council pursuant to this Deed has been spent or committed the Council shall upon written request by the First Owner after the expiry of ten (10) years of the Completion of Development within a further period of one (1) year notify the First Owner that such monies have been spent or committed such notice to include full details of what the said monies were spent on or committed to

3. SANG MONITORING FEE AND SAMM CONTRIBUTION

- 3.1 To use the SANG Monitoring Fee for the costs of monitoring the SANG related to the Development
- 3.2 To use the SAMM Contribution towards recreational access management measures mitigating visitor pressure at the Red Lodge SSSI or other sensitive nature conservation sites in the vicinity of the Development and for no other purpose
- 3.3 If requested to do so in writing after the expiry of thirty (30) years of the Completion of Development within a further period of one (1) year to pay within one month of such request to any person such amount of the SANG Monitoring Fee and the SAMM Contribution paid by that person which has not been committed or expended by the Council in accordance with the provisions of this Deed together with any interest accrued at the Bank of England Base Rate minus two (2) basis points compounding annually at financial year end PROVIDED THAT if for any period the Bank of England Base Rate is at or below 0.02% then no interest shall be payable
- 3.4 When the SANG Monitoring Fee and the SAMM Contribution paid to the Council pursuant to this Deed has been spent or committed the Council shall upon written request by the First Owner after the expiry of thirty (30) years of the Completion of Development within a further period of one (1) year notify the First Owner that such monies have been spent or committed such notice to include full details of what the said monies were spent on or committed to