

THIS DEED is dated the

day of

201

BETWEEN

A PEAK DISTRICT NATIONAL PARK AUTHORITY (“the Authority”)
of Aldern House Baslow Road Bakewell Derbyshire DE45 1AE

B (“the Owner”)
of

C (“the Applicant”)
of

D (“the Mortgagee”)
of

NOW THIS DEED WITNESSES AS FOLLOWS:

1. INTRODUCTION

- 1.1 The Authority is the Local Planning Authority for the purposes of the Act for the area within which the Land is situated and by whom the Obligations created by this Deed are enforceable.
- 1.2 The Owner is registered as the owner of the freehold of the Land with title absolute under title number [add title number][Subject to a registered charge dated INSERT DATE in favour of the Mortgagee].
- 1.3 The Owner confirms that [other than the parties to this Deed – DELETE AS APPLICABLE] there are no other persons with any interest (legal or equitable) in the Land or any part thereof.
- 1.4 The Owner [or Applicant] has by the Planning Application applied to the Authority for permission to carry out the Development.
- 1.5 The Authority has decided to grant planning permission for the Development in accordance with the Planning Application subject to conditions and subject to the making of this Deed without which planning permission for the Development would not be granted.

2. DEFINITIONS AND INTERPRETATION

2.1 In this Deed;

“Act” means the Town and Country Planning Act 1990

“Authority” includes the successors to the Authority as local planning authority

“Ancillary Accommodation” refers to the Ancillary Accommodation to be **created [or converted]** and detailed in the Planning Application all which said accommodation is for the purpose of identification

shown edged red on drawing no. [] prepared by [] and attached to this Deed.

“Commencement of Development” means 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 other than (for the purposes of this Deed and for no other purpose) operations consisting of site clearance, demolition work, archaeological investigations, investigations for the purpose of assessing ground conditions, remedial work in respect of any contamination or other adverse ground conditions, diversion and laying of services, erection of any temporary means of enclosure, the temporary display of site notices or advertisements and “Commence Development” shall be construed accordingly.

“Development” means the development authorised by the grant of the Planning Permission.

“Land” means the land or any part thereof (together with any buildings thereon) against which this Deed may be enforced and described in the First Schedule

“Main Dwelling” means the dwelling known as [**insert details of main dwelling**] situated on the Land and edged blue on the Plan

“Obligations” means the obligations contained in the Schedules to this Deed

“Occupation” and “Occupied” 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

“person” means an individual and not a body corporate or Unincorporated body

“Plan” means the plan attached to this Deed

“Planning Application” means the planning application submitted by the Applicant on [] and registered with the Authority on [] for [**insert brief details of the nature of the planning application**] together with the plans and particulars deposited with the Authority and forming part of the Planning Application

“Planning Permission” means the planning permission subject to conditions to be granted by the Authority for the Development pursuant to the Planning Application a draft of which is contained in the Third Schedule of this Deed and the expression Planning Permission shall include all approvals and variations to conditions granted under it

“Services” means water soil effluent gas fuel oil electricity telephone(telephonic signals television visual audio fax

electronic mail data information communications) and other services

3. CONSTRUCTION OF THIS DEED

- 3.1 Where in this Deed reference is made to clause, paragraph, or schedule or recital such reference (unless the context requires otherwise) is a reference to a clause paragraph or schedule or recital in this Deed
- 3.2 References to any party to this Deed shall include the successors in title to that party and any deriving title through or under that party and in the case of the Authority the successors to their respective statutory functions
- 3.3 Where 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
- 3.4 Words of the masculine gender include the feminine and neuter genders
- 3.5 Words importing the singular shall be construed as importing the plural and vice versa unless stated otherwise.
- 3.6 The clause and paragraph headings in the body of this Deed and in the Schedule do not form part of this Deed and shall not be taken into account in its construction or interpretation.
- 3.7 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.

4. LEGAL BASIS

- 4.1 This Deed is made pursuant to section 106 of the Act as amended and all other powers and enabling enactments which may be relevant for the purpose of giving validity thereto or facilitating the enforcement of the obligations herein contained with the intent to bind the Owner's interest in the Land. Covenants in this Agreement falling within the provisions of s106 of the Act shall be deemed to be expressed to be planning obligations to which the said section shall apply.

5. THE OWNER'S OBLIGATIONS

- 5.1 The Owner covenants with the Authority as set out in the Second Schedule

6. MISCELLANEOUS

- 6.1 The Owner shall pay to the Authority on completion of this Deed the reasonable legal costs of the Authority incurred in 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 Authority
- 6.4 Prior to or upon completion of this Deed the Owner shall provide the Authority with a completed Land Registry Form RX1 (or any subsequent revisions amendments or replacements of the same) signed by the Owner and thereby authorises the Authority to register a restriction at the Land Registry in respect of the Land in the following terms;
- “No disposition of the registered estate (other than a charge) by the proprietor of the registered estate is to be registered without a certificate signed by the Peak District National Park Authority of Aldern House Baslow Road Bakewell Derbyshire DE45 1AE that the provisions of [] of the Deed dated between and have been complied with or that they do not apply to the disposition”
- 6.5 The Owner shall be responsible for all Land Registry fees in connection with the registration of the above restriction.
- 6.6 Where the agreement, approval, consent or expression of satisfaction is required by the Owner from the Authority 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 Authority by the Head of Planning Service (or other officer duly authorised by the Authority to give such a certificate)
- 6.7 Any notices shall be deemed to have been properly served if sent by first class post to the principal address or registered office (as appropriate) of the relevant party.
- 6.8 Insofar as any clause or clauses of this Deed are found (for whatever reason) to be invalid or unenforceable then such invalidity or unenforceability shall not affect the validity or enforceability of the remaining provisions of this Deed.
- 6.9 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 (without the consent of the Owner) it is modified by any statutory procedure or expires prior to the Commencement of Development.
- 6.10 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 Land or that part of the Land in relation to

which such breach occurs but without prejudice to liability for any subsisting breach arising prior to parting with such interest.

7. WAIVER

- 7.1 No waiver (whether expressed or implied) by the Authority or Owner 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 Authority or Owner from enforcing any of the relevant terms or conditions or for acting upon any subsequent breach or default

IN WITNESS whereof the parties hereto have executed this Deed on the day and year first before written.

FIRST SCHEDULE

THE LAND

All that land known as _____ and registered under title number [_____]
And shown for identification purposes only edged red on the Plan

SECOND SCHEDULE

THE OBLIGATIONS

1. The Ancillary Accommodation shall only be used or occupied as ancillary residential use in connection with the residential use of the Main Dwelling.
2. The Ancillary Accommodation shall not be transferred, sold, leased, tenanted, or otherwise disposed of as independent residential accommodation.
3. The Land, Ancillary Accommodation and Main Dwelling shall only be transferred, sold, leased, tenanted or otherwise disposed of as a single parcel and be treated by the Authority as a single unit for planning purposes.
4. The Ancillary Accommodation shall not have a supply for Services independently from the Main Dwelling.

THIRD SCHEDULE

DRAFT FORM OF NOTICE OF PLANNING PERMISSION ATTACHED

THE COMMON SEAL of)
PEAK DISTRICT NATIONAL PARK AUTHORITY)
was affixed to this deed in the presence of)

Authorised Signatory

SIGNED AS A DEED by the said [])
in the presence of

)

(Signature of [])

Signature of Witness

Address of Witness

SIGNED AS A DEED by the said [])
in the presence of

)

(Signature of [])

Signature of Witness

Address of Witness

not to be used for draft purposes

SAMPLE STICK

MORTGAGEE ATTESTATION CLAUSE

SAMPLE S106 agreement not to be used for draft purposes

PEAK DISTRICT NATIONAL PARK AUTHORITY

And

[NAME OF OWNER(S)]

And

[MORTGAGEE]

AGREEMENT

under Section 106 of the Town and Country Planning Act 1990 (as amended)
in respect of [DESCRIPTION OF LAND]

Andrea McCaskie
Head of Law
Peak District National Park Authority
Aldern House
Baslow Road
Bakewell