

DATE: 3rd June

2024

- (1) GRAVESHAM BOROUGH COUNCIL
- (2) JOYNES HOUSE DEVELOPMENT LIMITED

Town and Country Planning Act 1990

Section 106 Agreement

Relating to

Joynes House, New Road, Gravesend, Kent DA11 0AJ

Medway Council and Gravesham Borough Council

Gun Wharf

Dock Road

Chatham

Kent

ME4 4TR

(Ref: RGS/GPL022342)

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THIS DEED is made the 3rd day of June 2024

PARTIES

- (1) GRAVESHAM BOROUGH COUNCIL whose address is Civic Centre, Windmill Street, Gravesend, Kent, DA12 1AU ("the Council")
- (2) JOYNES HOUSE DEVELOPMENT LIMITED (Co. Regn. No. 13791851) of 11 St. Marks Road, London W5 3JS ("the Owner")

Agreed terms

1. DEFINITIONS AND INTERPRETATION

- 1.1 In this Deed the following terms have the following meanings unless inconsistent with the context

"Occupation of the Development" means the point at which the Development is ready for Occupation.

"Council's Costs" means a contribution to the Council's proper and reasonable legal and administrative costs in the negotiation, execution, completion and registration of this Deed.

"Development" means the change of use of part-first, second and fourth floors from commercial floorspace to 30 residential units Joynes House, New Road, Gravesend, Kent, DA11 0AJ by the owner in accordance with the Prior Approval Application

"Disputes Resolution Procedure" means the procedure referred to in clause 7.9 and set out in the Fourth Schedule of this Deed.

"Dwelling" means a building or part of a building designed for residential occupation by a single household constructed pursuant to the Permission.

“Indexation” means the increase of any sum in accordance with the formula set out in clause 9.

“Inflation Index” means the “all items” index figure of the Index of Retail prices published by the Office for National Statistics or such other index as the Council may reasonably nominate in the event that the Index of Retail Prices shall no longer be published or its name or methodology be materially altered.

“Monitoring Officer” means a suitably qualified officer experienced in projects similar to the Development appointed by the Council in connection with this Deed.

“Monitoring Officer costs” means the Monitoring Officer’s costs of £500 (five hundred pounds).

“Notice” means a notice in the form which is attached to this Deed at Annexe 1.

“Occupation” means physical occupation for the intended beneficial purpose but does not include occupation for the purposes of construction fitting- out decoration landscaping marketing sales security or management of any part of the Development and for the avoidance of doubt in the case of a sale of a freehold or a long leasehold interest to a third party Occupation commences on the date of legal completion of the sale rather than exchange of contracts and “Occupy” “Occupier” “Occupiers” and “Occupied shall be construed accordingly.

“Plan” means the plan annexed to this Deed.

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

“Prior Approval Application” means the application for a determination pursuant to Article 3, Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and given application no. 20231016.

“Prior Approval” means the prior approval approved by the Council pursuant to the Prior Approval Application and dated 24th November 2023.

“Secretary of State” means the Secretary of State for Levelling Up, Housing and Communities or other minister or other authority for the time being having or entitled to exercise the powers conferred on the Secretary of State for Levelling Up, Housing and Communities by the Planning Act.

“Schedule” means any one or all of the Schedules annexed to this Deed.

“Site” means the property known as Joynes House, New Road, Gravesend Kent DA11 0AJ and registered under title no K323165 more particularly delineated edged red on the attached Plan.

“Statutory Undertaker” has the meaning given such term in the Planning Act and for the avoidance of doubt, shall include any public gas transporter water or sewerage undertaker electricity supplier or public telecommunications operator.

Strategic Access Management and Monitoring Scheme” means a scheme to mitigate the recreational impacts of the development of the Thames Estuary Scheme and Marshes Special Protection Area and the Thames Estuary and Marshes Ramsar Site situated within 6km of the Development and in ordinance with The Conservation of Habitats and Species Regulations 2017.

“Trigger Date” means each date upon which an event occurs that triggers the payment of any Financial Contribution by the Owner and/or the coming into effect of any other obligation under this Deed.

- 1.2 References to any party to this Deed shall include the successors in title to that party and to any person deriving title through or under that party and in the case of the Council to the body or bodies (as appropriate) having statutory responsibility for the relevant function in replacement for the Council
- 1.3 In the absence of any contrary provision any reference to a statute shall include any statutory extension modification or re-enactment of it and any statutory

instrument, direction, order, regulation or byelaw made or issued under the statute or deriving validity from it.

- 1.4 Words importing the masculine gender shall include the feminine gender and the neuter and vice versa.
- 1.5 Words importing persons include companies, partnerships and corporations and vice versa.
- 1.6 Unless the context otherwise requires words importing the singular shall include the plural and vice versa.
- 1.7 Headings are for ease of reference only and shall not be construed as part of this Deed.
- 1.8 Reference to any recital, clause, Schedule or paragraph or any part thereof shall unless the context otherwise requires be reference to any recital, clause, Schedule or paragraph or any part thereof in this Deed.
- 1.9 Wherever there is more than one person named as a party or where more than one party undertakes an obligation all their obligations shall be enforceable against all of them jointly and or against each individually.
- 1.10 Any covenant by a party to this Deed not to do an act or thing shall be deemed to include an obligation not to permit or knowingly suffer such act or thing to be done by any other person.

2. Recital

- 2.1. The Council is the local planning authority for the purpose of the Planning Act for the area in which the Site is situated and entitled to enforce the obligations of this Deed for which it (the Council) is a beneficiary.
- 2.2. The Owner is the freehold owner of the Site as registered with title absolute at the Land Registry under title number K323165 shown edged red on the Plan.
- 2.3. The Owner hereby declares that as at the date hereof no other person other than those stated in this Deed holds a legal interest in the Site.

- 2.4. The Owner has submitted a Prior Approval Application under reference number 20231016 to the Council for Prior Approval for the Development.
- 2.5. Pursuant to Article 3(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 an application is required before the Development can commence
- 2.6. An application was submitted under regulations 75 to 78 of the Conservation of Habitats and Regulations 2017 (general development orders) in respect of the Development and approved
- 2.7. It has been agreed that the Owner will pay the SAMMS in order to mitigate any adverse effect on the North Kent Special Protection Areas SPAs) and Ramsar Site

3. Statutory provisions

- 3.1. This Deed is made pursuant to section 106 of the Planning Act section 111 of the Local Government Act 1972 section 1 of the Localism Act 2011 and to all other enabling powers to the intent that this Deed shall bind the Owner and their heirs and successors assigns and persons claiming through or under them, except as expressly provided for by this Deed.
- 3.2. The covenants restrictions and obligations imposed on the Owner contained in this Deed are all planning obligations for the purposes of section 106 of the Planning Act and are enforceable by the Council as local planning authority against the Owner.
- 3.3. The Council's Costs are payable pursuant to section 106(1)(d) of the Planning Act.
- 3.4. The Owner and the Council agree the need for the planning obligations contained in this Deed both for the benefit of the Development and in the interest of proper planning of the area, and that they directly relate to the Development and fairly and reasonably relate in scale and kind to the Development and thus satisfy the requirements of section 106 of the

Planning Act and Regulation 122 of the Community and Infrastructure Regulations 2010 as amended.

4. Enforceability of Obligations

The provisions contained in the Schedules to this Deed shall not bind nor be enforceable against any Statutory Undertaker which acquires an interest in the Site for the sole purpose of undertaking its statutory functions.

5. The Owner's Covenants

5.1. The Owner covenants with the Council to observe the restrictions and perform their obligations set out in the Schedules to this Deed, and the Owner shall be liable for all of the Owner's obligations contained in this Deed.

5.2. The Owner covenants to serve a Notice on the Council in relation to and in accordance with each of the following provisions;

5.2.1. at least 14 days before the Commencement Date to serve notice of the proposed occurrence of the same;

5.2.2. within 7 days of the Commencement of Development to serve notice of the actual Commencement Date of the Commencement of Development;

5.2.3. within 7 days of the occurrence of a Trigger Date to serve notice of the date of the relevant Trigger Date and details of the relevant event; and

5.2.4. to retain such records and information and within 14 days of receipt of a written request by the Council to provide the Council with such records and information as the Council may reasonably request to enable the Council to satisfy itself (acting reasonably) that the Owner is complying with all of its obligations under this Deed and the conditions attached to the Permission.

5.3. The Owner further covenants with the Council as follows:

5.3.1. to pay the Council's Costs on completion of this Deed;

5.3.2. to pay the Monitoring Officer Costs to the Council on completion of this Deed.

6. The Council's Covenants

- 6.1. The Council covenants with the Owner to perform the obligations set out in the Second Schedule.**

7. DECLARATIONS AND AGREEMENTS

7.1. Effective Date

The covenants contained in this Deed shall take effect on the date of this Deed or as otherwise stated in the Schedules.

7.2. Liability for Breach

No person shall be liable for a breach of a covenant contained in this Deed after that person has parted with all their interest in the Site or in the part of the Site in respect of which such breach occurs but without prejudice to any subsisting breach of covenant prior to parting with such interest.

7.3. Revocation Modification or Expiry of the Permission

Subject to Clause 12 this Deed shall determine and cease to have any further effect if the Permission is revoked or modified by the Council pursuant to the Planning Act or by any Court without the written consent of the Owner or if the Permission expires before the Commencement of Development.

7.4. Notices

- 7.4.1.** Any Notice required under clause 5.2 shall be in the form attached to this Deed at Annexe 1 and shall be deemed to be served if sent electronically to the address provided on the Notice or if delivered personally or sent by pre-paid first class recorded delivery or registered post to the address of the Council provided on the Notice
- 7.4.2.** Any other notice consent or approval to be given under this Deed shall be in writing and shall be deemed to be served if delivered personally or sent by pre paid first class recorded delivery or registered post to the address of the

relevant party as described at "Parties" or such other address as shall have been notified in writing to the party giving the notice consent or approval provided that in the case of notice or other written communication to the Council the notices must be served, on the Director (Planning and Development) and addressed to the Civic Centre, Windmill Street, Gravesend, Kent DA12 1AU with a copy to planning.obligations@gravesham.gov.uk and quoting reference 20231016.

7.5. Approvals

Where any approval consent direction action or authority is required to be given by any of the parties hereto such approval consent direction action or authority shall not be unreasonably delayed or withheld and shall only be effective if given for the purposes of this Deed.

7.6. Severance

If any provision in this Deed shall be held to be invalid illegal or unenforceable the validity legality and enforceability of the remaining provisions of this Deed shall not in any way be deemed thereby to be affected or impaired.

7.7. Waiver by the Council

No waiver (whether express or implied) by the Council of any breach or default by another party in performing or observing any of the terms and conditions of this Deed shall constitute a continuing waiver and no such waiver shall prevent the Council from enforcing any of the said terms or conditions which they are entitled to enforce or from acting upon any subsequent breach or default in respect thereto by that party.

7.8. Registration as a Local Land Charge

7.8.1. This Deed is a Local Land Charge and shall be registered as such by the Council.

7.8.2. The Council and the Owner acknowledge that all the liabilities and obligations of the Owner in this Deed are that of the Owner and pursuant to clause 3.1 their successors in title save that the purchasers of an individual Dwelling of

the Development are excluded from all liability and obligations set out in this Deed and the Owner indemnifies all owners of the Dwellings within the Development from the provisions of the Deed

7.9. Disputes Resolution

7.9.1. Without prejudice to the rights and powers of the Council to take alternative action to enforce this Deed any dispute between the parties under the terms of this Deed may be referred to an expert under the Disputes Resolution Procedure.

7.9.2. The decision of any expert appointed under the Disputes Resolution Procedure shall be final and binding on all of the parties to the dispute except in the case of manifest error.

8. Overdue Payment

8.1. Payments required to be made under the terms of this Deed shall for the purposes of this clause be deemed to fall due and to be payable on the date specified for payment in the relevant clause or if no date is specified in the relevant clause then such payment shall fall due 21 days after the occurrence of the relevant Trigger Date (in either case the "**Due Date**").

8.2. In the event of any delay in making the payment required under this Deed interest shall be payable on the amount payable at the rate of four percent above the National Westminster Bank plc base lending rate from time to time in force from the date that the relevant payment falls due to the date of actual payment.

9. Indexation and VAT

9.1. Any sums forming part of the GBC Financial Contributions which become payable under this Deed on a date more than twelve months after the date of this Deed by the Owner to the Council other than the Council's Costs and the Monitoring Officers Costs shall be subject to Indexation.

- 9.2. Where a sum forming part of the GBC Financial Contributions is subject to Indexation the actual sum due to the Council ("the Indexed Sum") shall be calculated in accordance with the formula except where the Inflation Index at the Due Date is less than the Inflation Index at the Base Date when the sum in question shall not be subject to Indexation

$$\text{Indexed Sum} = \text{Initial sum} \times \frac{\text{Inflation Index at Due Date}}{\text{Inflation Index at Base Date}}$$

Inflation Index at Base Date

Where:

- (a) "the Initial Sum" is the original sum specified in this Deed; and
- (b) "the Base Date" is the date twelve months after the date of this Deed

PROVIDED THAT where payment is not made on the Due Date the provisions of clause 8.2. will have effect in relation to the Indexed Sum.

- 9.3. All sums due under this Deed are exclusive of VAT and the Owner shall pay to the Council in addition to any such sums any VAT properly payable in respect thereof.

10. No Fettering of Discretion

Except in so far as is legally or equitably permitted nothing in this Deed shall fetter prejudice or affect the exercise of any statutory or regulatory power duty or discretion of the Council.

11. Variation

No variation or modification of this Deed shall be valid unless made

Deed and executed by the parties or their respective successors.

12. Contracts (Rights of Third Parties) Act 1999

This Deed is not intended to confer any rights or benefit on a third party pursuant to the Contracts (Rights of Third Parties) Act 1999 and a person who is not a party to this Deed shall not have any rights to enforce any term against a party who is not referred to in this Deed.

13 Planning Permission

Nothing in this Deed is or amounts to or shall be construed as a planning permission or approval.

14 Change in ownership

The Owner shall give to the Council within seven days of disposing of any part of the Site written notice of such disposal such notice to contain the name and address of the person to whom the Site or any part has been transferred.

15 No Encumbrance

The Owner shall not encumber or otherwise deal with their interest in the Site or any part or parts thereof in any manner whatsoever whereby the obligations, covenants and undertakings imposed by this Deed are rendered impossible to carry out

16. Jurisdiction

This Deed and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims) shall be governed by and construed in accordance with the law of England.

17. Receipt

The Council acknowledges receipt of the Council's Costs and the Monitoring Officer Costs

IN WITNESS whereof this Deed has been duly executed as a Deed by the Parties
the day and year first before written

THE COMMON SEAL of GRAVESHAM)

BOROUGH COUNCIL was hereunto)

affixed to this Deed on the authority of)

Authorised Signatory



EXECUTED as a DEED by)



JOYNES HOUSE DEVELOPMENT LIMITED

acting by)



:)

Director

Director/Secretary



FIRST SCHEDULE

Covenants

Financial Contributions

The Owner covenants with the Council to pay the following sum to the Council for the purposes of the Conservation and Habitats Regulations 2017

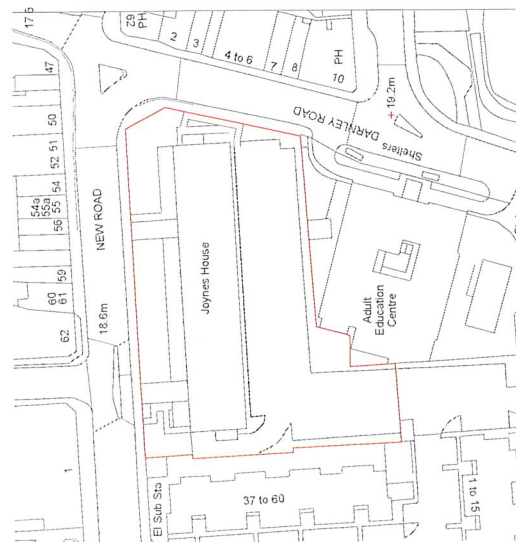
1. the sum calculated to the formula of £314.05 (three hundred and fourteen pounds five pence) per Dwelling the total of which is £9,421.50 (ninethousand four hundred and twenty one pounds fifty pence) and which shall be used towards a scheme to mitigate the recreational impacts of the development of the Thames Estuary Scheme and Marshes Special Protection Area and the Thames Estuary and Marshes Ramsar Site situated within 6km of the Development (SAMMS) such contribution to be paid prior to Occupation of Development.
- 2 The Owner covenants not to allow the Occupation of the Development until the Council has received in full the Financial Contributions payable under paragraph one of this Schedule.

SECOND SCHEDULE

The Council's Covenants

The Council covenants with the Owner as follows:-

1. At the Owner's written request, to repay (together with all interest accrued) to the original party who made the payment any sums not expended or committed from the Contributions payable to the Council at the date five (5) years after the date of the last occupation of any part of the Development
Provided That the Council shall not be obliged to return any part of any Contribution which has been spent or contractually committed prior to the date of the request.
2. The Council will release the SAMMS Contribution to the identified co-ordinator of the Strategic Access Management and Monitoring Scheme for the relevant area within six months of receipt of payment and that before it does so the Council will obtain confirmation from the identified co-ordinator that the monies will only be used in connection with the Strategic Access Management and Monitoring Scheme.



Location Plan
1:1250



Proposed site plan
1:500



Key

- Boundary Line
- Demolished

Schedule of Areas

Total Site Area	3565.92 sq.m.
Existing Residential	5973.74 sq.m.
Residential area lost by change of use or demolition	0.00 sq.m.
Proposed Residential	0.00 sq.m.
Net additional area	0.00 sq.m.

Notes:

Any increase in area, following the proposed changes, shall be subject to the approval of the Local Planning Authority. This drawing and any other documents submitted in support of this application are for information only and do not constitute a contract. The drawings and any other documents submitted in support of this application are for information only and do not constitute a contract.

Rev No. **Date** **Description**

Dwg No	0003H-A-01-001	Drawn	UPP
Drawing	Location Plan	Checked	UPP
Scale	As indicated @ A3	Issue Date	11/07/2021

Project Address:
Joynes House, New Road, Crayke, DN11 0AT

Client:
Marian (Norwich) Ltd

Status:
For Planning

UPP
TOWN PLANNERS

UPP ASSOCIATES
0208 202 2006
11, 12, 13, 14, 15
Chalk Lane East, London, E1W 6BH