

DATED

2026

NEWPORT CITY COUNCIL (1)

AND

REDROW HOMES LIMITED (2)

AND

CAMPUS BUILDINGS (CAERLEON) DEVELOPMENTS LTD (3)

AND

LENDINVEST SECURITY TRUSTEES LIMITED (4)

AND

WORCESTER PARK DEVELOPMENTS LIMITED (5)

DEED OF VARIATION

Pursuant to sections 106 and 106A of the Town & Country Planning Act 1990

University Of Wales College Newport, College Crescent, Caerleon, Newport, NP18 3NS

Two Thousand and Twenty Six

- (1) **NEWPORT CITY COUNCIL** of the Civic Centre, Newport, South Wales ("the Council");
and
- (2) **REDROW HOMES LIMITED** (Co. Regn. No. 01990710) of Redrow House, St. Davids Park, Ewloe, Deeside CH5 3RX (hereinafter called "the First Owner"); and
- (3) **CAMPUS BUILDINGS (CAERLEON) DEVELOPMENTS LIMITED** (Co. Regn. No. 14234536) of 29 York Street, London, W1H 1EZ (hereinafter called "the Second Owner"); and
- (4) **LENDINVEST SECURITY TRUSTEES LIMITED** (Co. Regn. No. 08743617) of 4-8 Maple Street, London, W1T 5HD (hereinafter called "the First Mortgagee"); and
- (5) **WORCESTER PARK DEVELOPMENTS LIMITED** (Co. Regn. No. 05385863) of 83 Dukes Avenue, London, N10 2QD (hereinafter called "the Second Mortgagee")

- (1) The Council is the Local Planning Authority for the purposes of this Deed for the area within which the land described in the First Schedule of the Principal Agreement ("hereinafter called "the Land") is situated and by whom the obligations contained in this Deed are enforceable.
- (2) The First Owner is the owners in fee simple in possession of the Land and are registered at H M Land Registry in respect of the same under Title Numbers CYM655349 and CYM789443 (excluding the area edged red on the plan annexed to this deed).
- (3) By a transfer dated 19 May 2025 between (1) the First Owner and (2) the Second Owner the Second Owner has acquired that part of the Land shown edged red on the plan annexed to this deed and registered at H M Land Registry under Title Number CYM908618
- (4) The First Mortgagee is the mortgagee by virtue of a legal charge dated 19 May 2025 registered against title number CYM908618 and has entered into this Deed for the purpose of indicating its consent to the terms hereof.

- (5) The Second Mortgagee is the mortgagee by virtue of a legal charge dated 19 May 2025 registered against title number CYM908618 and has entered into this Deed for the purpose of indicating its consent to the terms hereof.
- (6) An agreement under section 106 of the Town and Country Planning Act 1990 was made between the Council and the First Owner and dated 21 April 2021 ("the Principal Agreement") in respect of the Land and planning permission ("the Original Permission") for partial demolition, refurbishment and conversion of main building to 44 flats, conversion of TJ Webly building to 2no. dwellings, conversion of Ty Hywel building to 2no. residential units (1 flat and 1 house), conversion of Felthorpe to 1 no. dwelling, demolition of other existing buildings and construction of 170 no. dwellings, open space, landscaping, engineering and infrastructure works to include retention of listed gate piers was granted on 21 April 2021 under application reference 19/1212 ("the Original Application").
- (7) By application reference number 23/0682 dated 9 July 2024 (hereinafter called "the Second Application") the Second Owner applied to the Council for planning permission to vary condition 01 (plans) attached to the Original Permission. The Council granted the planning permission pursuant to the Second Application on 21st November 2024 (hereinafter called "the Second Permission") subject to the completion of a deed of variation to the Principal Agreement dated 21 November 2024 made between (1) the Council (2) the Owner and (3) the Second Owner ("the First Deed of Variation").
- (8) By application reference number 25/0294 dated 16 April 2025 (hereinafter called "the Third Application") the First Owner applied to the Council for planning permission to vary condition 01 (plans) attached to the Second Permission. The Council granted the planning permission pursuant to the Third Application on 22 September 2025 (hereinafter called "the Third Permission") subject to completion of a deed of variation to the Principal Agreement dated 18 September 2025 made between (1) the Council (2) the First Owner and (3) the Second Owner ("the Second Deed of Variation").
- (9) By application reference number 25/1095 dated 19 December 2025 (hereinafter called "the Fourth Application") the First Owner has applied to the Council for planning permission to vary condition 01 (approved plans) (insofar as they relate to plots 112-170 only) attached to the Third Permission.
- (10) The Council has resolved to grant planning permission ("the Fourth Permission") for the Fourth Application subject to conditions and subject to the making of this Deed of Variation (the "Third Deed of Variation") with the purpose of ensuring that the obligations in the Principal Agreement are met.

NOW THIS DEED is made in pursuance of Section 106 of the Town and Country Planning Act 1990 and is a planning obligation for the purposes of that section and **WITNESSES** as follows:-

1. All terms and definitions contained in the Principal Agreement shall apply to this Deed of Variation unless otherwise stated herein.

2. The First Owner and Second Owner hereby agree and covenant with the Council that the terms of the Principal Agreement shall be amended as follows:

2.1 All references to the Application shall mean the Original Application and also as amended by the Second, Third and Fourth Application.

2.2 All references to the Planning Permission shall mean the Original Planning Permission and also as amended by the Second, Third and Fourth Planning Permission.

3. Except as specifically provided in this Deed the terms of the Principal Agreement as previously varied by the First Deed of Variation and the Second Deed of Variation shall remain in full force and effect.
4. The First Owner hereby agrees to pay the reasonable legal costs incurred by the Council in the preparation and completion of this Deed of £700
5. The covenants contained in this Third Deed of Variation shall take effect upon the date of completion of this Deed.

IN WITNESS whereof these presents have been duly executed as a Deed by the parties hereto the day and year first before written

THE SEAL of NEWPORT CITY)

COUNCIL was hereunto affixed in the)

Presence of)

Head of Law and Standards/Legal Services Manager

EXECUTED as a Deed by

..... **as attorney**

REDROW HOMES LIMITED

.....

As attorney for **REDROW HOMES**

LIMITED

EXECUTED as a Deed by

as attorney

REDROW HOMES LIMITED

.....

As attorney for **REDROW
HOMES LIMITED**

EXECUTED as a DEED by

CAMPUS BUILDINGS (CAERLEON)

DEVELOPMENTS LIMITED

Acting by a director

In the presence of

Witness Signature

Witness Name

Witness Address

SIGNED (but not delivered until the
date hereof) as a **DEED** by

.....

Signature of

as attorney for **LENDINVEST
SECURITY TRUSTEES LIMITED**

as attorney for LendInvest Security
Trustees Limited

under a power of attorney dated 16
June 2025 in the presence of:

WITNESS:

Signature:

.....

Name:

.....

Address:

.....

.....

.....

Occupation:

.....

EXECUTED AS A DEED by
WORCESTER PARK DEVELOPMENTS
LIMITED acting by a director

)
)
)

Name of Director

Witness signature

Witness name

Witness address

ANNEX 1

TITLE PLAN

