

THIS DEED is made the day of Two Thousand and Twenty
Six

B E T W E E N

- (1) **NEWPORT CITY COUNCIL** of the Civic Centre, Newport, South Wales NP20 4UR
(hereinafter called "**the Council**"); and
- (2) **ORYX PROPERTY HOLDINGS LIMITED** (company registration number 09404829) whose
registered office is Advantage Accountancy & Advisory Ltd, Second Floor, Avalon House,
5-7 Cathedral Road, Cardiff, CF11 9HA (**hereinafter called "the Owner"**).

W H E R E A S:-

- (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 (hereinafter called "**the Land**") is
situated and by whom the obligations contained in this Deed are enforceable.
- (2) The Owner is the owner in fee simple in possession of the Land which is registered at
H M Land Registry in respect of the same under Title Numbers WA578563 and
WA490063.
- (3) By application reference number 25/0725 dated 12 March 2026 (hereinafter called
"**the Planning Application**") the Owner by their agent has applied to the Council for
planning permission to develop the Land in the manner and for the uses set out in the
Planning Application and in the plans deposited with the Council and forming part of
the Planning Application as described in the Second Schedule ("**the Development**").
- (4) The Council has resolved to grant planning permission ("**the Planning Permission**") for

the Development subject to conditions and subject to the making of this Deed without which planning permission for the development would not have been granted.

N O W 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. The Owner covenants with the Council to perform the obligations and observe the restrictions specified in the Third Schedule.
2. It is agreed and declared as follows:-
 - 2.1 The expressions “the Council” and “the Owner” shall include their successors in title and assigns.
 - 2.2 No person shall be liable for breach of a covenant contained in this Deed after he shall have parted with all interest in the Land or the part in respect of which such breach occurs but without prejudice to liability for any subsisting breach of covenant prior to parting with such interest.
 - 2.3 The covenants contained in this Deed shall take effect upon the completion of this Deed.
 - 2.4 This Deed is a Local Land Charge and shall be registered as such.
 - 2.5 For the purposes of this Agreement Section 56(2) of the Town and Country Planning Act 1990 shall determine the date upon which the Development is begun
 - 2.6 The Owner hereby agrees to pay, prior to completion of this Deed, the legal costs incurred by the Council in the preparation and completion of this Deed of £1,000 and a planning administration fee of £300.
 - 2.7 Unless the right of enforcement is expressly provided it is not intended that a third party should have the right to enforce a provision of this Deed pursuant

to the Contracts (Rights of Third Parties) Act 1999.

- 2.8 The parties to this Deed may by agreement rescind or vary this Deed without the consent of a third party to whom the right of enforcement of any of its terms has been expressly provided.
- 2.9 Without prejudice to the Council's rights to enforce any breaches of this Agreement (including by way of injunction) if any sum due to the Council under this Deed is not paid on or before the date upon which it is due then in addition to such sum there shall be paid to the Council interest at two per cent (2%) per annum above the base rate for the time being of the National Westminster Bank Plc from the due date of payment until the actual date of payment.
- 2.10 All sums payable by the Owner under this Deed shall be index linked so that the relevant contributions due shall be uplifted or decreased in accordance with the difference between the Retail Price Index (All Items) (or such similar index as may from time to time be published to replace such index, published by the Office for National Statistics or its successor body) last published prior to the date of this Deed and the last Retail Price Index (All Items) published prior to the date the financial sum is paid.

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

FIRST SCHEDULE

All that land known as land and building encompassing 114 to 116 Alexandra Road, Newport as the same is edged in red on the plan attached hereto and registered at HM Land Registry under title numbers WA578563 and WA490063.

SECOND SCHEDULE

Planning Application reference number 25/0725 dated 12 March 2026 relating to the renovation of ground floor commercial unit (use class A3) and 2. no first floor 1 bedroom flats and associated works.

THIRD SCHEDULE

- 1) Prior to the occupation of the first dwelling comprised in the Development, the Owner shall pay to the Council a contribution towards the provision of affordable housing in the City of Newport consisting of the total sum of one thousand, seven hundred and sixteen pounds (£1,716) ("the Affordable Housing Sum")
- 2) The Affordable Housing Sum shall be used by the Council within the Housing Target

Area of Newport West in accordance with the Council's Affordable Housing Supplementary Planning Guidance but if no suitable scheme is identified within 3 years of the date of payment then the Affordable Housing Sum can be used anywhere within the city of Newport.

- 4) If the Affordable Housing Sum is not used or committed to be used within 5 years of it being paid to the Council, then it shall be repaid to the payer together with any interest accrued.

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)
ORYX PROPERTY HOLDINGS)
LIMITED acting by)

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(signature of Director)

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(signature of Director/Secretary)

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(name of Director)

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(name of Director/Secretary)