

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 ("**the Council**")

(2) NETWORK RAIL INFRASTRUCTURE LIMITED (Co. Regn. No 02904587) registered at
Waterloo General Office, London, SE1 8SW ("**the Owner**")

(3) MONMOUTHSHIRE HOUSING ASSOCIATION LIMITED (Co number: IP30087R)
registered at Nant Y Pia House, Mamhilad Technology Park, Mamhilad, NP4 0JJ ("**the
Beneficiary**")

1 Definitions and Interpretation

1.1 In and for the purposes of this Deed the following words phrases and
expressions shall have the following meanings ascribed to them unless the
context otherwise requires:-

1.1.1 "the Act" means the Town and Country Planning Act 1990

1.1.2 "BCIS" means the Building Cost Information Service All In Tender Price
Index published by the Royal Institute of Chartered Surveyors or its
successor body to reflect changes in the cost of living in the United
Kingdom

1.1.3 "Commencement of Development" means the carrying out in relation to
the Development of any material operation as defined by section 56(4)
of the Act

1.1.4 "Commencement Date" means the date Development Commences

1.1.5 "the Development" means the carrying out of the development of the
Land in accordance with the plans and particulars as described in the
Planning Application.

1.1.6 "Index Linked" means linked to RPI or BCIS so that the relevant
contributions due shall be uplifted or decreased in accordance with the

difference between the relevant index last published immediately prior to the date of this Deed and the last index published prior to the date the financial sum is due.

1.1.7 “the Land” means the land known as land on the east side of Cardiff Road, Newport registered at the Land Registry under title number CYM694282 shown edged red on the plan attached hereto

1.1.8 “Open Market Dwellings” means all those dwellings which are not Affordable Housing and are constructed as part of the Development intended for sale in the private housing market at open market value.

1.1.9 “the Planning Application” means the application submitted to the Council for planning permission to develop the Land by the construction of 42 no. dwellings, landscape planting and associated works which application was allocated reference number 24/0678 by the Council

1.1.10 “Planning Permission” means a planning permission granted pursuant to the Planning Application in the form annexed

1.1.11 “RPI” means the Retail Price Index 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

1.2 References to clauses and parts of schedules are (unless the context requires otherwise) to clauses schedules and parts of schedules (as appropriate) in this Deed

1.3 Words importing the singular meaning where the context so admits include the plural meaning and vice versa

1.4 References to statutes or to provisions of statutes shall include any statute or provision of any statute amending consolidating or replacing them for the time being in force

Recitals

(A) The Council is the Local Planning Authority for the purposes of this Deed for

the area within which the Land is situated and by whom the obligations contained in this Deed are enforceable

- (B) The Owner is the freehold owner of the Land registered until title number CYM694282 free from incumbrances.
- (C) The Beneficiary is the beneficiary of the contract dated 9 May 2024 and made between the Beneficiary and the Owner as varied by a supplemental agreement dated 10 October 2025 made between the same parties. The Beneficiary enters into this Deed in order to consent to its terms.
- (D) The Council has resolved to grant the Planning Permission for the Development the subject of the Planning Application 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 Act 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 Schedules hereto
- 2. It is agreed and declared as follows:-
 - 2.1 The expressions "the Council", "the Owner" and "the Beneficiary" shall include their successors in title and assigns
 - 2.2 No person shall be liable for any breach or non-performance of a covenant contained in this Deed or for the performance of any obligations which arise from the carrying out of the Development 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 For the purposes of this Deed Section 56 (2) of the Act shall determine the date upon which the Development is begun

- 2.4** The obligations in this Deed (save for Clauses 2.6 of these recitals which shall come into effect on the date of completion of this Deed) shall come into effect upon the date the Planning Permission is granted
- 2.5** This Deed is a Local Land Charge and shall be registered as such by the Council
- 2.6** Upon completion of this Deed the Owner hereby agrees to pay a contribution towards the reasonable legal costs incurred by the Council in the preparation and completion of this Deed.
- 2.7** Prior to Commencement of Development the Owner shall pay an administration fee to the Council for the monitoring of this Deed. The fee shall be calculated on the basis of 2% of the total financial contribution being sought under this Deed, or 20% of the planning application fee, whichever is the greater, subject to a minimum fee of £200.
- 2.8** The Council shall issue the Planning Permission within 10 days of the date of this Deed
- 2.9** The Council will upon the written request of the Owner any time after the obligations of the Owner under this Deed have been fulfilled issue written confirmation thereof
- 2.10** 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
- 2.11** 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
- 2.12** Without prejudice to the Council's rights to enforce any breaches of this Deed (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

2.13 All sums payable by the Owner under the Schedule to this Deed shall be Index Linked in accordance with the terms of this Deed.

2.14 The Council will repay to the Owner such amount of the financial contributions made to it under the terms of this Deed which have not been expended in accordance with the provisions of this Deed or have not been committed to be so spent within five (5) years of the date of receipt by the Council of such contributions together with Interest accrued for the period from the date of payment to the date of refund.

2.15 The obligations in this Deed (with the exception of Clause 2.6) shall cease to have effect if before the Commencement of Development the Planning Permission:

(a) expires;

(b) is revoked other than at the request of the Owner; or

(c) is quashed following a successful legal challenge.

2.16 Any notice or other communication required to be given under this Deed shall be in writing and shall be delivered personally or sent by pre-paid first class post or recorded delivery or by commercial courier to any person required to receive the notice or communication at its address as set out at the start of this Deed or as otherwise specified by the relevant person by notice in writing to each other person.

2.17 Any notice shall be deemed to have been duly received:

(a) if delivered personally when left at the address and for the contact referred to in this Deed or as any alternative address as notified in writing by one party to the other party;

(b) if sent by pre-paid first class post or recorded delivery at 9.00 am on the second Working Day after posting; or

(c) if delivered by commercial courier on the date and at the time that the courier's delivery receipt is signed.

2.18 If any court or competent authority finds that any provision of this Deed (or part of any provision) is invalid illegal or unenforceable that provision or part-provision shall to the extent required be deemed to be deleted and the validity and enforceability of the other provisions of this Deed shall not be affected.

2.19 If any invalid unenforceable or illegal provision of this Deed would be valid enforceable and legal if some part of it were deleted the parties shall amend such provision so that as amended it is legal valid and enforceable and to the greatest extent possible achieves the parties' original commercial intention.

2.20 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 and Wales.

2.21 The obligations set out in this Deed shall not be enforceable against individual owner-occupiers or tenants of dwellings constructed pursuant to the Planning Permission nor against those deriving title from them.

2.22 The Beneficiary hereby consents to the terms of this Deed and acknowledges that they bind the Land.

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

THE FIRST SCHEDULE

Part 1

1. **DEFINITIONS**

In the First Schedule and the Second Schedule the following words and expressions have the following meaning:

“ACG” means the highest acceptable scheme costs as provided in the appropriate band in the Acceptable Cost Guidance produced by the Welsh Government as at the date that a binding contract is entered into between the Owner and the RSL

"Affordable Housing" means housing where there are mechanisms in place to ensure that it is accessible to those who cannot afford market housing, both on first occupation and for subsequent occupiers as defined in the Welsh Government's Technical Advice Note 2 or any successor document, the said housing being made available with neutral tenure to applicants through the Council's Common Housing Register.

“Affordable Housing Contribution” means a sum of money paid to the Council in lieu of the provision of Affordable Housing Units (as required by Part 2 of this Schedule) and to be used by the Council in the provision of Affordable Housing in the City of Newport

"the Affordable the units consisting of at least 30% of the

Housing Units"	housing units to be constructed pursuant to the Planning Permission the type and mix to be agreed with the Council prior to Commencement of the Development and "Affordable Housing Unit" shall be construed accordingly
"Open Market Dwellings"	all those dwellings except the Affordable Housing Units constructed as part of the Development intended for sale in the private housing market at open market value.
"Preferred RSL"	the RSL that is preferred for the scheme by the Council
"Alternative RSL"	an RSL which shall be different to the Preferred RSL to which the first offer is made pursuant to paragraph 2.7 below as shall be approved in writing by the Council acting reasonably.
"Registered Social Landlord (RSL)"	a social housing landlord registered with the Welsh Government as defined in the Housing Act 1996 or such other body as is capable of managing Affordable Housing and receiving grant from the Welsh Government and is zoned to operate in Newport.
"the SPG"	The Council's Supplementary Planning Guidance for Affordable Housing

Part 2. Affordable Housing

2.1 At least one month prior to Commencement of the Development the Owner shall notify the Council of:

2.1.1 the intended Commencement Date; and

- 2.1.2 confirm the number and type of dwellings which are to be Open Market Dwellings (if any).
- 2.2 On 1st March every year the Owner shall inform the Council's Housing Department of the number of Affordable Housing Units that have been completed during the calendar year ending on that date
- 2.3 Where the Owner pursuant to paragraph 2.1.2 above confirms that a number of the dwellings will be Open Market Dwellings it shall provide the Affordable Housing Units.
- 2.4 The Owner shall prior to the Commencement of the Development submit to the Council for its approval:
- 2.4.1 Details of the siting (including the extent of the proposed gardens or amenity land) design and materials in relation to the Affordable Housing Units at the same time as such details are submitted in relation to the Open Market Dwellings (if any)
- 2.4.2 Details of specifications, level of servicing and programme for the construction of the Affordable Housing Units in accordance with the Welsh Housing Quality Standards and Design Quality Requirements principles published by the Welsh Government
- 2.5 The Affordable Housing Units shall be constructed to at least the same specification and all internal and external fittings, finishes, kitchen and bathroom units and sanitary ware shall be of equivalent quality as those in the Open Market Dwellings (if any)
- 2.6 The Development shall not be commenced until such time as the details required by clause 2.4.1 and 2.4.2 above have been approved in writing by the Council such approval not to be unreasonably withheld or delayed.
- 2.7 No Open Market Dwellings shall be occupied until such time as the Owner (save to the extent it is the preferred RSL) has made an offer in writing to the Preferred RSL to build and transfer the Affordable Housing Units to the Preferred RSL in accordance with:
- 2.7.1 the Planning Permission
- 2.7.2 the details and specification approved pursuant to paragraph 2.4 above and

- 2.7.3 Building Regulations and other statutory consents required and the Owner has provided evidence to the Council of this offer in writing.
- 2.8 The Owner shall (save to the extent it is the Preferred RSL) use reasonable endeavours to enter into a binding unconditional contract in accordance with Paragraph 2.7 above with the Preferred RSL but in the event that the Preferred RSL fails to enter into such a contract within three months from the date the draft contract is submitted to the Preferred RSL (or longer by agreement of the Owner and the Preferred RSL) then the Owner shall use reasonable endeavours to enter into a binding unconditional contract in accordance with Paragraph 2.7 above with the Alternative RSL.
- 2.9 No more than 50% of Open Market Dwellings shall be occupied until such time as the Affordable Housing Units and amenity/garden land have been transferred to the Preferred RSL or the Alternative RSL.
- 2.10 The Owner hereby undertakes to the Council not to use the Affordable Housing Units, or permit the Affordable Housing Units to be used, for any purpose other than as Affordable Housing PROVIDED ALWAYS that:
- 2.10.1 The provisions of this Schedule shall not be binding upon any person or body holding a mortgage or charge upon the Land (or part thereof) nor upon a receiver (including an administrative receiver) or other person appointed under any security documentation to enable such mortgagee or chargee to realise its security or any administrator (howsoever appointed) including a housing administrator (each a Receiver) of the whole or any part of the Land or any person deriving title from such mortgagee or chargee or Receiver who shall be entitled to sell or otherwise dispose of the Land (or part thereof) freed and discharged from the restrictions in this Deed.
- 2.10.2 this covenant shall not bind the owner of an Affordable Housing Unit who has staircased to 100% ownership, or the owner's mortgagee, a tenant who has exercised the statutory right to acquire, or the tenant's mortgagee, or the successors in title to the owner, tenant or mortgagee, and the Affordable Housing Unit shall thereafter absolutely cease to be subject to the provisions of this Deed.
- 2.11. The Owner covenants with the Council as follows:

2.11.1 The offer referred to in paragraph 2.7 above shall be made on the following basis:

- 2.11.1.1 with full title guarantee;
- 2.11.1.2 with vacant possession;
- 2.11.1.3 free of financial encumbrance;
- 2.11.1.4 with the benefit of all rights of access and passage of services as are reasonably necessary to service the Affordable Housing Units through on over and under the remainder of the Land;
- 2.11.5 with such other terms as may be agreed between the parties thereto;
- 2.11.6 subject to each party bearing its own costs in relation to such transfer;
- 2.11.7 with a price of not more than 50% ACG;
- 2.11.8 the Standard Conditions of Sale (Fifth Edition) or any modification or subsequent re-issue thereof shall apply to the transfer in so far as the same are not inconsistent with the express terms of this Deed; and
- 2.11.9 subject to the Owner procuring the issue of an insurance certificate from the NHBC (or other warranty provider approved by the Council of Mortgage Lenders) in relation to the Affordable Housing Units.

Part 3 Affordable Housing Contribution

1. If prior to Commencement of Development the Owner approaches the Council and provides sufficient evidence to satisfy the Council that exceptional circumstances exist which justify the payment of an Affordable Housing Contribution and such a contribution is agreed then it shall be calculated in accordance with the provisions of the SPG and paid to the Council Index Linked to the RPI prior to occupation of 50% of the Development.

THE SECOND SCHEDULE

- 1 The provisions of this Second Schedule shall apply if the Owner decides that any of the dwellings comprised in the Development are to be sold or rented on the open market. The following paragraphs of this Schedule shall apply only to Open Market Dwellings and not to any dwellings forming part of Affordable Housing.
- 2 Prior to Commencement of the Development the Owner shall notify the Council in writing of the number and size of dwellings which are to be Open Market Dwellings.
- 3 If the Owner decides that any of the dwellings comprised in the Development are to be sold or rented on the open market, then prior to occupation of no more than 50% of the dwellings comprised in the Development the Owner will pay to the Council:

3.1. a contribution towards the provision of education consisting of the total sum resulting from calculations made under the following formulae;

- (a) the number of secondary school pupils projected to be generated from the Open Market Dwellings which is in excess of available capacity at John Frost High School (as assessed at the Commencement Date) multiplied by £29,741, plus
- (b) the number of primary pupils projected to be generated from the Open Market Dwellings which is in excess of available capacity at Maesglas Primary School (as assessed at the Commencement Date) multiplied by £19,034.

All education contributions shall be Index Linked to BCIS and be used by the Council to improve and/or provide educational facilities and services serving the development.

3.2 a leisure contribution consisting of the total sum resulting from calculations made under the following formulae:

- (a) Number of one bed Open Market Dwellings x £2,218, plus

(b) Number of two bed Open Market Dwellings x £4,345, plus

(c) Number of three bed Open Market Dwellings x £5,724

All leisure contributions shall be Index Linked to RPI and be used by the Council to maintain and improve play facilities serving the development.

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 NETWORK
RAIL INFRASTRUCTURE LIMITED

acting by its attorney

.....
in exercise of a power of attorney dated
Monday 29 September 2025 in the
presence of

Signature of Witness:

Name:

Address:

I confirm that I was physically present

when
signed

this Deed

.....
Acting as attorney for Network Rail
Infrastructure Limited

EXECUTED as a DEED
by affixing The Common
Seal of Monmouthshire
Housing Association:

Duly authorised signatory

Duly authorised signatory