

DEED UNDER SECTION 106 OF THE TOWN AND COUNTRY
PLANNING ACT 1990 RELATING TO LAND AT EASTERN
QUARRY, DARTFORD

Dated 13 NOVEMBER 2007

Ravenside Investments Limited and Coutts & Co
(The Owner)

Dartford Borough Council
(The Borough Council)

Kent County Council
(The County Council)

LS/A/80303/297

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OF THE ORIGINAL


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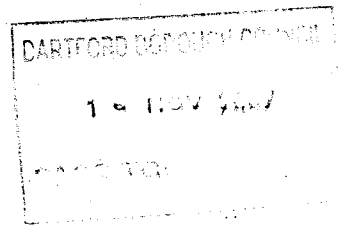
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Deed Under Section 106 of the Town and Country Planning Act 1990 relating to land at Eastern Quarry, Dartford

Dated 13 NOVEMBER 2007

Between

- (1) **Ravenside Investments Limited (RIL)** registered in England with number 1015140 whose registered office is at 5 Strand, London, WC2N 5AF; and
- (2) **Dartford Borough Council (The Borough Council)** of Civic Centre, Home Gardens, Dartford, Kent, DA1 1DR ; and
- (3) **Kent County Council (The County Council)** of County Hall, Maidstone, Kent, ME14 1XQ; and
- (4) **Coutts & Co (The Trustee)** registered in England with number 36695 whose registered office is at 440 Strand, London, WC2R 0QS being the bare trustee of Colyer Greenhithe Estate

Recitals

- A The Borough Council is the local planning authority for the purposes of the Act for the area within which the Site is situated.
- B The County Council is at the date of this Deed the highway authority and the education authority for the County of Kent and also the authority responsible for the provision of library, adult education, youth and social care services within Kent.
- C Blue Circle Industries Plc (which on 8 November 2008 changed its name to Lafarge Cement UK plc) is the registered freehold owner (and Ravenside Investments Limited is the beneficial owner) of that part of the Site shown shaded blue on the Site Plan with title absolute at HM Land Registry under title numbers K927602, K927549, K927482, K927526 and K927529 and is the registered leasehold owner at HM Land Registry of the area with title number K927623. The Trustee is the freehold owner of the land covered by title K927623. Lafarge Cement UK plc and RIL entered into a transfer of all Lafarge Cement UK plc interests in the Site dated
- D The Trustee is the registered freehold owner of that part of the Site shown shaded brown on the Site Plan with title absolute at HM Land Registry under title number K921413.
- E The obligations on the Owner contained in this Deed are planning obligations within the meaning of Section 106 of the Act and subject to the provisions of this Deed shall bind the Site and be enforceable by the Councils.
- F On behalf of RIL, the Planning Application was submitted to the Borough Council who then resolved (at meetings on 13 July 2005 and 5 July 2007) to grant the Planning Permission subject to the completion of this Deed.
- G The Parties are authorised to enter into this Deed on the terms set out below.
- H In the interests of the proper planning of the area and the Site, and to secure an acceptable form of development consistent with the Planning Application, the purposes of this Deed are to secure in accordance with the provisions that follow:
- (a) affordable housing;
 - (b) education provision, constituting primary schools and a secondary school together with life long learning provision;