

"Financial Contributions"	shall be the collective term for the Education Contribution, the South West Water Contribution, the Off-site play area/equipment Contribution and the Community Facilities Contribution
"Affordable Housing Code of Practice"	shall mean the Borough Council's adopted Housing Code of Practice dated August 2007 or such other policy as agreed with the Borough Council by the Developer
"Housing Allocations Policy"	shall mean the Borough Council's adopted Allocation Policy Choice Based Lettings dated September 2007 or such other policy adopted in the future by the Borough Council "Housing Need" shall mean the circumstances where unless provided to the contrary in the Agreement a household is currently occupying accommodation that is substandard or unsuitable for its requirements and which has income that is too low either to buy or rent accommodation appropriate to their circumstances on the open market
"Index"	shall mean the BCIS All In Tender Price
"Land"	shall mean all that piece or parcel of land formerly known as the Town Farm, Launceston Road, Bridestowe, Okehampton, EX20 4EQ and shown edged red on Plan Number 1 annexed to this Agreement
"Local Connection"	shall mean a person who: <ul style="list-style-type: none"> <li>a. lives in the District (through choice)</li> <li>b. has permanent work in the District</li> <li>c. has previously lived in the District for 5 years in the last 10 years (through choice) preceding the availability of the Affordable Home and wishes to return to the District</li> </ul>

	d. is owed a statutory re-housing duty under homelessness legislation
"Off-site play area/equipment"	shall mean the sum of £1,575.00 (one thousand five hundred and seventy five pounds) solely for the provision and maintenance of recreational facilities for public use at a place to be determined as appropriate for this purpose by the Borough Council.
"On-site Open Space"	shall mean an open space area within the Land for public use as provided for in the Revised Site Layout Plan submitted 14/03/2008 submitted with the Application and approved by the Borough Council as part of the Application
"Open Market Dwelling"	shall mean those dwellings to be constructed pursuant to the Planning Permission which are not Affordable Homes
"Plan Number 1" and "Plan Number 2"	shall mean the Plans annexed to this Agreement and so numbered
"Planning Obligations"	shall mean the obligations of the Owners specified in Schedule 2 to this Agreement
"Planning Permission"	shall mean the planning permission for the Development to be granted by the Borough Council pursuant to the Application in the form of the draft annexed hereto
	"Qualifying Person(s)" shall mean a person or persons who:
	a. has/have a Local Connection; and
	b. is/are in Housing Need
"RSL"	shall mean a registered social landlord as defined in Part 1 of the Housing Act 1996 who is registered with the Housing Corporation pursuant to that Act
"Rental Unit"	shall mean one or more (depending on the context) of the Affordable Homes owned and managed by a RSL

and let on an assured tenancy at a rent not to exceed an Affordable Rent and the "Rental Units" means all of them

"Services"

shall mean utility services comprising vehicular and pedestrian access, foul and surface water sewers and water gas, electricity and telecommunications services to be linked to the relevant services to be constructed and laid upon the remainder of the Land

"Shared Equity Unit"

shall mean an Affordable Home occupied by a person nominated by the Borough Council who is part renting and part purchasing an Affordable Home under a shared ownership lease with an RSL or other body approved by the Borough Council and where the total weekly costs of rent and mortgage payments shall not exceed an amount determined by the Borough Council that eligible local people can afford determined from the Borough Council 's most up to date Housing Needs Study or Housing Market Assessment and the "Shared Equity Units" means all of them

"South West Water Contribution" shall mean the sum of £80,000.00 (eighty thousand pounds) plus Value Added Tax to be used solely towards the upgrading of sewerage necessary to allow the Development to proceed

"SUDS Scheme"

shall mean a sustainable urban drainage system

- (2) A reference in this Agreement to an act of Parliament or to any order, regulation, statutory instrument or the like shall include a reference to any amendment or re-enactment of the same.
- (3) Words importing the masculine gender include the feminine gender and vice versa and words in the singular include the plural and vice versa and words importing individuals shall be treated as importing corporations and vice versa.