

"Layout Plan"

shall mean the plan entitled "Site Plan" numbered 2013/01 Revision A and dated November 2008 submitted to the Council in support of the Application under cover of a letter dated 19 March 2009 from PCL Planning Ltd and approved by the Borough Council as part of the Application

"Local Connection"

shall mean a person who:

- a. lives in the District (through choice); or
- b. has permanent work in the District or has a formal offer of permanent work in the District; or
- 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; or
- d. is owed a statutory re-housing duty under homelessness legislation

"On-site Open Space"

shall mean an open space area within the Land for public use as provided for in the Layout Plan

"Open Market Dwelling"

shall mean those dwellings to be constructed pursuant to the Planning Permission which are not Affordable Homes

"Plan"

shall mean the plan annexed to this Agreement

"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

"Public Footpath Contribution"

shall mean the sum of £8,000.00 (Eight thousand pounds) as a contribution towards

<p>"Qualifying Person(s)"</p>	<p>upgrading and resurfacing the footpath link with the village centre together with the installation of a single gate and such other works as are deemed appropriate by the County Council to enhance pedestrian links between the Land and the village of Spreyton shall mean a person or persons who:</p> <ul style="list-style-type: none"> <li>a. has / have a Local Connection; and</li> <li>b. is / are in Housing Need</li> </ul>
<p>"RSL"</p>	<p>shall mean a registered social landlord as defined in Part 1 of the Housing Act 1996 who is registered with the Homes and Communities Agency pursuant to that Act</p>
<p>"Rental Unit"</p>	<p>shall mean each of the Affordable Homes owned and managed by a RSL and let on an assured tenancy at a rent not to exceed the Homes and Communities Agency's Target Rent and the "Rental Units" means all of them</p>
<p>"Shared Equity Unit"</p>	<p>shall mean an Affordable Home occupied by a person 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 cost 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</p>
<p>"SUDS Scheme"</p>	<p>shall mean a sustainable urban drainage system</p>