

Dated:

6th Jan 2011

Between:

[1] Rodney Gerald May [The Owner]

[2] Arun District Council [ADC]

~~3rd DRAFT 5/1/2011~~

PLANNING OBLIGATION

under Section 106 of the Town & Country Planning Act 1990
and other powers relating to Land at Old Dairy Lane Norton Lane Aldingbourne
West Sussex

To pay affordable housing contribution of £8,154.00

~~SUBJECT TO FINAL DETERMINATION~~

Delwyn Jones
Planning Solicitor
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
DX57406 LITTLEHAMPTON
Reference: AL/106/10

1. **THIS DEED** is by undertaking and is dated 6th Jan 2011 and is a Planning Obligation for the purposes of Section 106 Town and Country Planning Act 1990 ("The Act") and is made in favour of Arun District Council

2. **PARTIES**

Owners	Rodney Gerald May of 24 Queen Street Arundel West Sussex BN 18 9JG
ADC	Arun District Council, Arun Civic Centre, Maltravers Road, Littlehampton, West Sussex BN17 5LF

3. **CAPACITIES TO ENTER INTO DEED AND BASIC DEFINITIONS**

Party	Capacity
Owner	Freehold owner under HMLR registered Title no WSX 337003 of land at New Farm House Norton Lane Aldingbourne West Sussex PO 20 3 NH ("The Land") shown for identification only edged black on the attached plan
	The Owner applied for Planning Permission under Application Ref: AL/106/10 for 2 bedroom C3 dwelling tourist accommodation and "Planning Applications" and "Development" shall be construed accordingly
ADC	Local Planning Authority under Town and Country Planning Act 1990 and (as relevant) as payee in relation to the statutory functions and purposes identified herein in clause 5 namely affordable housing provider /facilitator .

4. **BACKGROUND**

- 4.1 The Owner has made the Planning Application ref AL/106/10 as fully described above which the ADC is minded to grant subject to the making of the payments specified within this Deed which are required under the Act and Planning Policy Guidance to mitigate any ill effects of the Development and in particular the shortage of affordable housing as identified in the Interim Affordable Housing Policy approved and operated by ADC from 18 August 2010 .

5. **CONTRIBUTIONS PAYABLE**

- 5.1 The Owner undertakes with the ADC to:-

- (i) make the payments specified below
- (ii) to the payee specified below
- (iii) for the purposes specified below
- (iv) and at the time specified below

Payee	Time for Payment ("the Due Date")	Amount	Statutory Function and Purpose
ADC	On or before start of the Development ie the change of use	£8,154.00	Affordable Housing in the parish where the development is located or adjacent parishes

- 5.2 The Owner undertakes with ADC not to start the Development [ie commence the charge of use] until the payment is made.

6. **ADDITIONAL CLAUSES**

The Owner undertakes with ADC as follows:-

6.1 **Start Date of this Deed and Obligations**

6.1.1. This Deed will take effect on the grant of the Planning Permission.

6.1.2. S56 of the Act will apply to determine commencement of the Development and in the event of any uncertainty or disagreement concerning this date the determination of ADC shall be final and in the case of this Development commencement will be when first use as tourist accommodation occurs.

6.1.3. On Commencement of the Development the Owner will send to ADC written Notice of that event in the Form of the Notice in Schedule 1.

6.2 Index Linking

General

6.2 The Owner undertake to ADC that any sums payable by the Owner under this agreement shall be increased by the application of the following formula:

$$A = B \times \frac{C}{D}$$

where:

- A is the sum actually payable on the Specified Date/ Payment Date
- B is the original sum mentioned in this agreement
- C is the Building Cost Information Service National All-In Tender Price Index for the quarter preceding the Specified Date/Payment Date
- D is the Building Cost Information Service National All-In Tender Price Index for the quarter preceding the date of this agreement
- $\frac{C}{D}$ is equal to or greater than 1

The adjustment in clause 6.1 shall only be made where the Specified /Payment Date is more than 6 months after the date of this undertaking

6.3 Interest of Payments

The Owner undertakes with ADC pay interest on sums due to ADC under this Deed but not paid on the Due Date from the Due Date until actual payment. The rate of interest shall be 4% above the HSBC Bank base rate from time to time.

6.4 Payment Notice

All payments due under this Deed will be sent to the payee with a duly completed Notice in the Form of Schedule 2.

6.5 Legal Costs

The Owner has prior to completion of this Deed paid to ADC the reasonable legal costs of ADC on entering into this Deed in the sum of £450 receipt of which ADC hereby acknowledges

6.5 Administrative Costs

The Owner agree with ADC :

Monitoring Costs of ADC

- 1 to pay on commencement of the Development to the ADC a contribution of £100 [minor application] incurred in monitoring compliance with this Agreement
2. to pay on commencement of the Development to the ADC their additional standard administrative costs incurred in monitoring compliance with each obligation contained in this Agreement in the sum of £50 for each obligation [amounting in total to £ 50 calculated as follows :-

Affordable Housing x 50

[GRAND TOTAL from clauses 6.5.3 and 6.5.4 = 100 + 50 = £150.00]

3. For the avoidance of doubt ADC shall be entitled to utilise a proportion of any monetary contributions specified in this Deed for related project costs up to a maximum of 5% of the sum or £15,000 which ever shall be the larger
- 4 For the avoidance of doubt the above charges are standard charges and shall not preclude ADC from claiming and receiving any additional monitoring and legal or enforcement costs above and beyond these standard charges when circumstances require that they be incurred in pursuing full compliance with this Deed whether through the courts or otherwise

7. GENERAL

- 7.1 This Deed is not a Planning Permission or any other form of consent under any other function of ADC .
- 7.2 This Deed does not restrict or fetter the statutory powers of ADC .
- 7.3 If more than one party to this Deed agrees or undertakes with another then that agreement or undertaking shall be enforceable against that person jointly or severally.
- 7.4 This Deed confers no benefit on any Third Party under Contracts (Third Party Rights) Act 1999.
- 7.5 This Deed shall apply to the Development as authorised by the Planning Permission or as varied or renewed from time to time.

7.6 This Deed is a Local Land Charge and shall be registered as such.

THIS DEED is signed and sealed by the parties as a Deed on the date first appearing.

SCHEDULE 1

Commencement Notice

Pursuant to Clause 4.2 in Planning Obligation Described Below

Failure to use this form may prejudice your ability to prove compliance with the planning obligation.

I advise you that the Development described below was commenced on the Start Date stated in this Notice.

Dated this _____ day of _____ 200

Signed _____

On Behalf Of: _____

TO:	[1] Head of Planning Services, Arun District Council, Arun Civic Centre, Maltravers Road, Littlehampton, West Sussex BN17 5LF (DX: 57406) Littlehampton
FROM:	
DEVELOPMENT AT:	
NATURE OF DEVELOPMENT:	
PLANNING PERMISSION DATE & REFERENCE	
PLANNING OBLIGATION DATE & PARTIES	
START DATE:	

SCHEDULE 2

Payment Notice

Payment of Monies due under a Section 106 Planning Obligation.

Failure to use this form may mean problems with acknowledgment of payment and may prejudice your ability to prove compliance with the planning obligation.

If ADC is Payee :
Head of Planning Services Arun District Council Arun Civic Centre Maltravers Road Littlehampton West Sussex BN 17 5LF DX 57406 Littlehampton

Please answer all the questions.

1. Payment to be made by/on behalf of.....
2. Land at:.....
3. Agreement dated:.....
4. Planning application reference number *[where applicable]*
5. Obligation in Agreement

[a]	Clause No.	
[b]	Contribution towards affordable housing	
[c]	Amount of contribution	
[d]	Date upon which contribution is due	
[e]	Amount of contribution enclosed	

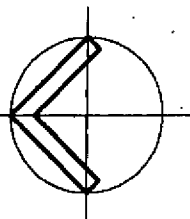
SIGNED AS A DEED BY
THE OWNER IN THE
PRESENCE OF



SIGNED AS A DEED BY
THE APPLICANT IN THE
PRESENCE OF

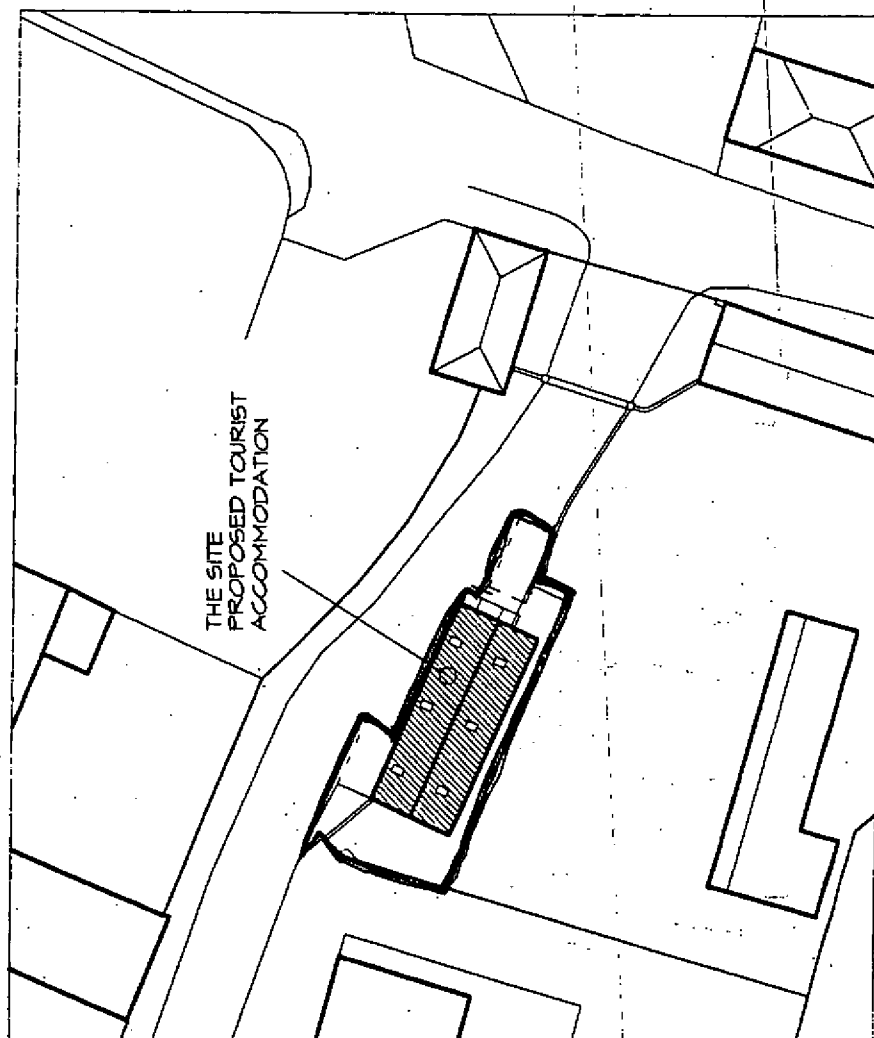
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THE MORTGAGEE IN THE
PRESENCE OF

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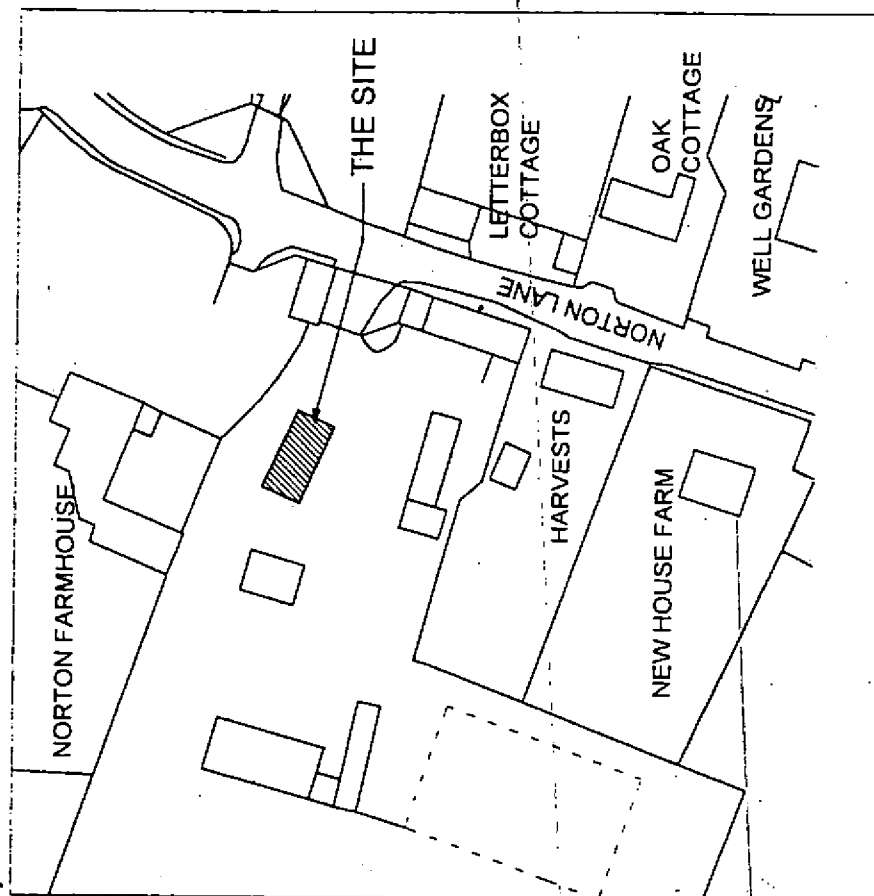


Note:

Do not Scale from this Drawing (except for planning approval).
 All dimensions are in millimetres and to be checked on site.
 All Dimensions relating to subcontractors or suppliers work must be checked
 and agreed between the main contractor and the sub-contractors and suppliers.



BLOCK PLAN - 1:500



LOCATION PLAN - 1:1250