

DATED [10th Septem.] 2026

Supplemental Unilateral Undertaking

under section 106 of the Town and Country Planning Act 1990

relating to
RYEFIELD FARMHOUSE
LIDSEY ROAD
ALDINGBOURNE
WEST SUSSEX PO20 6ST

VANTARI WOODGATE LTD
in favour of
ARUN DISTRICT COUNCIL
WEST SUSSEX COUNTY COUNCIL

Original planning permission AL/31/22/PL
Section 73 application reference AL/78/26/S73

Operative provisions

1 interpretation

Section 73 Permission means the planning permission granted pursuant to the Section 73 Application

1.1 words and expressions defined in the Original Undertaking have the same meaning in this Undertaking

2 Agreement

2.1 The Parties agree that the Section 73 Permission is subject to the terms and conditions of the Section 73 Application

2.2 The Parties agree that the Section 73 Permission is subject to the terms and conditions of the Section 73 Application

THIS DEED is dated as stated at the beginning of it 10th September 2026

By

1. VANTARI WOODGATE LTD incorporated and registered in England and Wales with company number 17097612 whose registered office is at C/O Ency Associates, Printware Court, Cumberland Business Centre, Portsmouth, Hampshire, England PO5 1DS (Owner).

In favour of

2. ARUN DISTRICT COUNCIL of the Civic Centre, Maltravers Road, Littlehampton, West Sussex BN17 5LF (Council).
3. WEST SUSSEX COUNTY COUNCIL of County Hall, West Street, Chichester, West Sussex PO19 1RQ (County Council).

Background

- A. The Owner is the registered proprietor of the freehold land known as Ryefield Farmhouse, Lidsey Road, Aldingbourne, Chichester, West Sussex PO20 6ST and registered at HM Land Registry with title number WSX75638 (Property).
- B. By a unilateral undertaking dated 30 October 2023 made by Jeremy Christian Cox in favour of the Council and the County Council, planning obligations were given in relation to the Property and planning application AL/31/22/PL (Original Undertaking).
- C. On 17 November 2023 the Council granted planning permission under reference AL/31/22/PL for the demolition of an existing building and the erection of four dwellings with alterations to the access and associated works (Original Permission).
- D. An application has been made under section 73 of the Town and Country Planning Act 1990 under reference AL/78/26/S73 to vary Condition 6 of the Original Permission by changing its trigger from pre-commencement to pre-occupation (Section 73 Application).
- E. The Owner gives this supplemental undertaking so that the obligations in the Original Undertaking will apply to any permission granted pursuant to the Section 73 Application.

Operative provisions

1 Interpretation

Section 73 Permission means the planning permission granted pursuant to the Section 73 Application

- 1.1 Words and expressions defined in the Original Undertaking have the same meaning in this Deed unless the context requires otherwise.

2 Statutory effect

- 2.1 This Deed is a planning obligation made pursuant to section 106 of the Town and Country Planning Act 1990 and is enforceable by the Council and the County Council in accordance with that section.
- 2.2 This Deed is supplemental to the Original Undertaking and binds the Owner and its successors in title to the Property.

3 Application to the Section 73 Permission

3.1 With effect from the grant of the Section 73 Permission, the Owner covenants with the Council and the County Council that the Original Undertaking shall apply to the Section 73 Permission and to development carried out under it as if the Section 73 Permission were the Planning Permission referred to in the Original Undertaking, and references in the Original Undertaking to the Planning Application, Planning Permission and Development shall be construed accordingly.

3.2 For the avoidance of doubt:

- (a) the obligations, contribution amounts, purposes, indexation provisions and payment triggers in the Original Undertaking are not otherwise varied;
- (b) the date of the Original Undertaking remains 30 October 2023 for all purposes, including indexation;
- (c) no obligation shall become payable or require performance more than once merely because both the Original Permission and the Section 73 Permission exist; and
- (d) any payment or performance under one permission shall satisfy the corresponding obligation under the other.

4 Continuing effect

4.1 Except as expressly provided by clause 3, the Original Undertaking is confirmed and remains in full force and effect.

4.2 This Deed takes substantive effect only if the Section 73 Permission is granted. If the Section 73 Application is withdrawn or finally refused, the Original Undertaking remains unaffected.

5 Registration and law

5.1 This Deed is a local land charge and may be registered as such by the Council.

5.2 A person who is not the Council or the County Council has no right under the Contracts (Rights of Third Parties) Act 1999 to enforce this Deed.

5.3 This Deed is governed by the law of England and Wales.

Execution

This document has been executed as a deed and is delivered on the date stated at the beginning of it.

EXECUTED AS A DEED by

VANTARI WOODGATE LTD

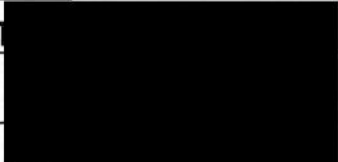
acting by a director in the presence of a witness

Director signature



Director name

Martin T



Witness signature

E. REES

Witness name

Witness address

4 Woodman Grove - Po18 0DY .

Witness occupation

DIRECTOR