

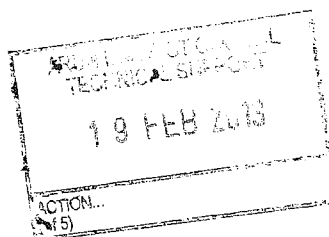
Please use this Form if your planning application is for between 1 to 6 houses

Dated

17 April 2013

[1] The Owner: David John Brooks and Brian Alan Brooks

[2] The Mortgagee: None



UNILATERAL UNDERTAKING

Under Section 106 of the Town and Country Planning Act 1990 concerning land at 71 High Street Bognor Regis West Sussex PO21 1RZ

Planning Application Ref: BR142112
Contributions for Affordable Housing of £5,520.00
Monitoring Fee £150.00

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Tel: 01903 737500
DX: 57406 Littlehampton

THIS UNILATERAL UNDERTAKING is given this

17 April

2013

By David John Brooks of 99 Manor Way Aldwick Bognor Regis
West Sussex PO21 4HU and Brian Alan Brooks of 17 Shorecroft Aldwick
Bognor Regis West Sussex PO21 4AS

Of

("the Owner") IN FAVOUR OF Arun District Council of Arun Civic Centre Maltravers
Road Littlehampton West Sussex BN 17 5LF with the agreement and consent of :-

~~None~~

~~("The Mortgagee")~~

1. Background

- 1.1 The Owner is the freehold owner of the Land.
- 1.2 Arun District Council is the local planning authority for the purposes of this Deed for the area within which the Land is situated
- 1.3 The Owner has applied or intends to apply to the Council for planning permission to develop the Land
- 1.4 The Council has not determined the Application *BR/42/12*
- 1.5 In order to secure the best use of land and a properly planned environment the Owner is desirous of binding the Land in the terms set out hereinafter and the Mortgagee agrees to join in this Deed and for the Land to be bound by its terms

2. Definitions

In this Undertaking

- 2.1 Any reference to a clause is to one in this Deed and the headings of clauses are for ease of reference and do not form part of this Deed
- 2.2 In the absence of contrary provision any reference to a statute includes any statutory modification or re-enactment of it and every statutory instrument, direction, specification made or issued under the statute or deriving validity from it

- 2.3 'The Act' means the Town and Country Planning Act 1990 (as amended)
- 2.4 'Application' means the planning application submitted or to be submitted by the Owner seeking planning permission to develop the Land by building houses in the manner described in the Application
- 2.5 "Affordable Housing Contribution" means the sum of £5,520.00 for the purpose of providing or helping to provide Affordable Housing as defined within Annex 2 The Glossary to The National Planning Policy Framework within the whole of the Arun District
- 2.6 Land' means the land at 71 High Street Bognor Regis West Sussex PO21 1RZ shown edged black on the attached Plan.
- 2.7 "Development" means the development authorised by the Planning Permission issued pursuant to the Application

3. Enabling Provisions

3.1 This Unilateral Undertaking:

- 3.1.1 is given by the Owner to the Council
- 3.1.2 is made pursuant to the provisions of S106 of the Act
- 3.1.3 is a planning obligation for the purposes of that S106 of the Act
- 3.1.4 is given with the intent to bind the Owner's interest in the Land
- 3.1.5 shall be enforceable by the Council as local planning authority
- 3.1.6 is executed by the Owner as a Deed

4. Commencement

The provisions of this Deed shall take effect on the completion of this Deed of undertaking by the Owner

5. Contributions

The Owner undertakes to pay to the Council the Affordable Housing Contribution on or before commencement of the Development to be authorised by any Planning Permission issued pursuant to the Application

6. Monitoring and Implementation Costs

6.1 The Owner and the Applicant undertakes with the Council to :-

- [a] pay in addition to the above Contribution
- [b] the sums set out in the table below
- [c] at the time or times set out in the table below and
- [d] for the purposes set out in the table below

Payee	Time for Payment	Amount	Purpose
The Council	On Commencement of the Development	£150	ADC Monitoring of compliance with the Deed and subsequent expenditure of the Contribution Sum by the Council

6.2 For the avoidance of doubt the Council 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

6.3 For the avoidance of doubt the above charges are standard charges and shall not preclude the Council 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

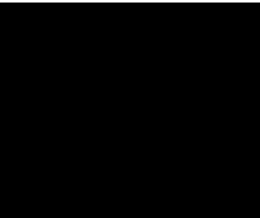
7. Registration of this Unilateral Undertaking

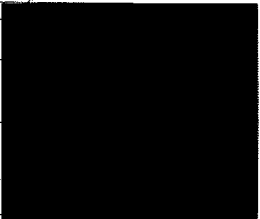
The Owner acknowledges that this Unilateral Undertaking shall be registered as a local land charge in the Register of Local Land Charges maintained by the Council

8. Costs

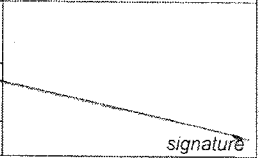
The Owner undertakes to pay to the Council the sum of its reasonable legal costs of £200 on or before Completion of this Deed

SIGNED as a DEED

By THE OWNER/S in the presence of		
Name	BRYAN BUTCHER	
Address	RAINBOW COTTAGE, NYETIMBER LANE, BOGNOR REGIS	
Occupation	ARCHITECTURAL TECHNICIAN	

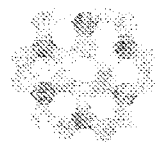
By THE OWNER/S in the presence of		
Name	BRYAN BUTCHER	
Address	RAINBOW COTTAGE NYETIMBER LANE, BOGNOR REGIS	
Occupation	ARCHITECTURAL TECHNICIAN	

~~SIGNED as a DEED~~

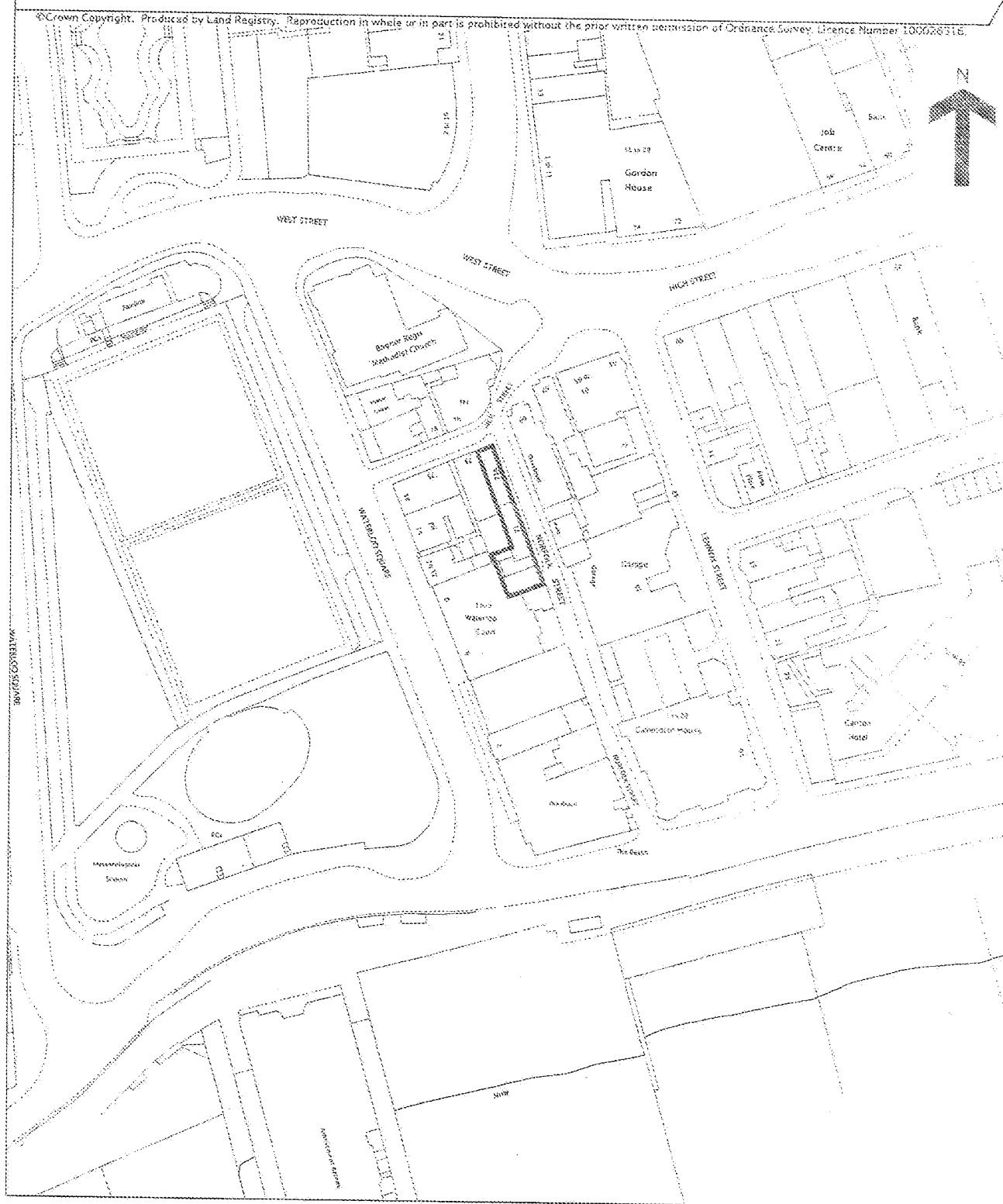
By THE MORTGAGEE in the presence of		signature
Name		
Address		
Occupation		

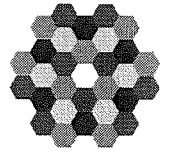
Land Registry Official copy of title plan

Title number **WSX261309**
Ordnance Survey map reference **SZ9398NW**
Scale **1:1250**
Administrative area **Arun**



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Official copy of register of title

Title number WSX261309

Edition date 23.01.2013

- This official copy shows the entries on the register of title on 18 APR 2013 at 10:29:32.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 18 Apr 2013.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1-A *guide to the information we keep and how you can obtain it*.
- This title is dealt with by Land Registry, Durham Office.

A: Property Register

This register describes the land and estate comprised in the title.

WEST SUSSEX : ARUN

- 1 (28.01.2002) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 71 High Street, Bognor Regis, (PO21 1RZ).
- 2 (28.01.2002) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 17 January 2002 referred to in the Charges Register.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (23.01.2013) PROPRIETOR: DAVID JOHN BROOKS of 99 Manor Way, Aldwick, Bognor Regis, West Sussex PO21 4HU and BRIAN ALAN BROOKS of 17 Shorecroft, Aldwick, Bognor Regis, West Sussex PO21 4AS.
- 2 (23.01.2013) The price stated to have been paid on 23 January 2013 was £155,000.
- 3 (23.01.2013) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 4 (23.01.2013) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

Title number WSX261309

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (28.01.2002) A Transfer of the land in this title dated 17 January 2002 made between (1) Arun District Council and (2) Stephen Neal and Pamela Margaret Neal contains restrictive covenants.

NOTE: Original filed.

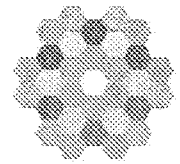
- 2 (19.12.2006) By a Deed dated 5 October 2006 made between (1) Arun District Council and (2) Stephen Neal and Pamela Margaret Callaway the covenants contained in the Transfer dated 17 January 2002 referred to above were expressed to be varied.

NOTE: Copy filed.

End of register

Land Registry
Official copy of
title plan

Title number **WSX261309**
Ordnance Survey map reference **SZ9398NW**
Scale **1:1250**
Administrative area **West Sussex : Arun**



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