ORIGINAL

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

Dated 4/4/2014

[1] The Owner: REED SUSSEX LIMITED whose Registered Office is at 93 Aldwick Road Bognor Regis West Sussex PO21 2NW

[2] The Mortgagee: not applicable

UNILATERAL UNDERTAKING

Under Section 106 of the Town and Country Planning Act 1990 concerning land at the Rear of Holmlea Town Cross Avenue Bognor Regis West Sussex PO21 2DN

Planning Application Ref: BR/41/13
Contributions for Affordable Housing of £7064
Monitoring Fee £150.00

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
[redacted]
DX: 57406 Littlehampton

ARUN DISTRICT COUNCIL BR/72/14/PL

THIS UNILATERAL UNDERTAKING is given this 4th APRIL ~~2012~~ 2014

By REED SUSSUX LIMITED whose Registered Office is

Of 93 ALDWICK ROAD BOGNOR REGIS WEST SUUSEX PO21 9NW

("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 :-

(not applicable)

("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

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)

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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 £7046 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 the Rear of Holmlea Town Cross Avenue Bognor Regis West Sussex PO21 2DN shown edged ~~black~~ RED 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

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Land Registry Official copy of title plan

Title number **WSX296579**
Ordnance Survey map reference **SZ9399NW**
Scale **1:1250**
Administrative area **ARUN**

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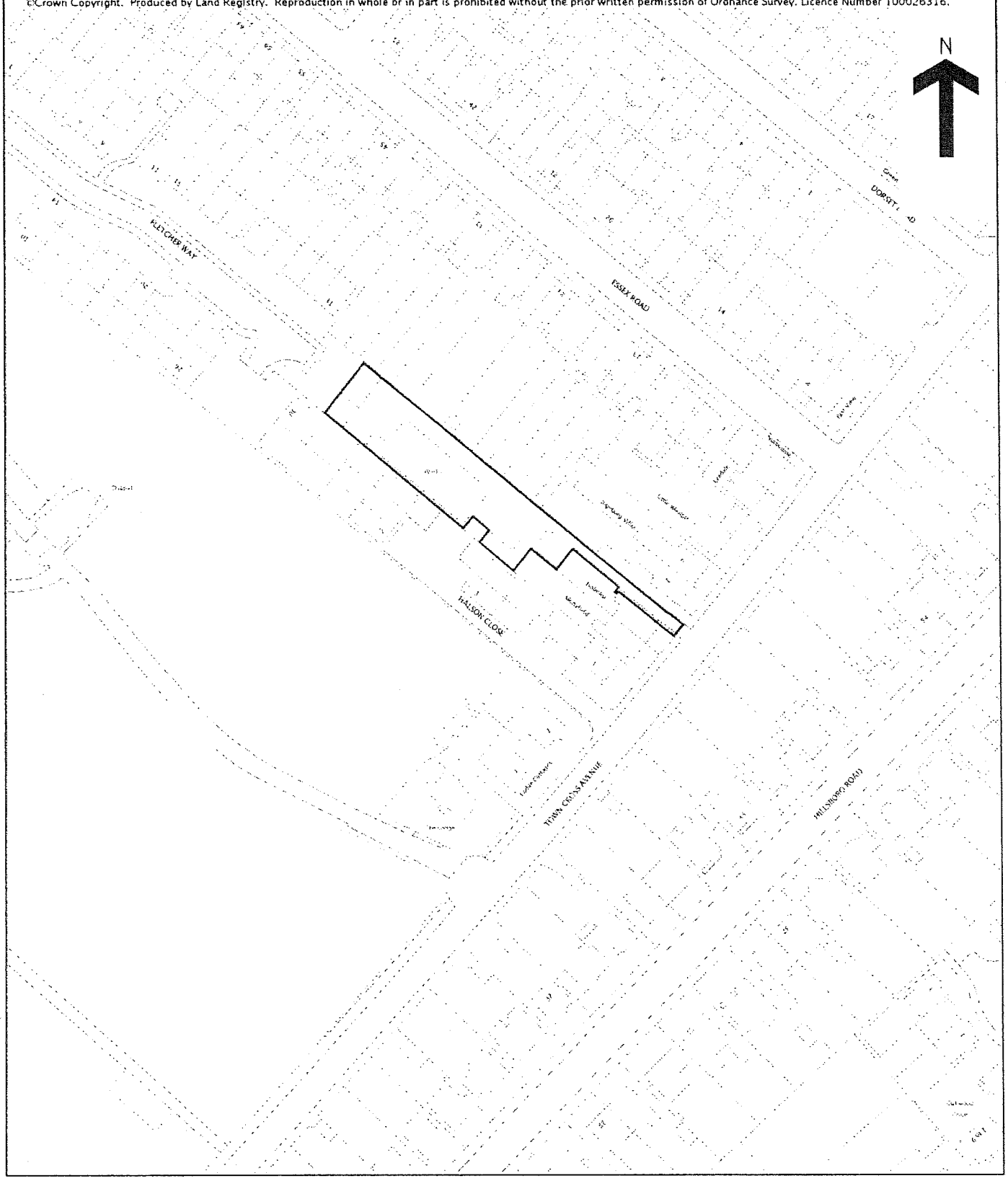

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8. Costs

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

9. Mortgage Consent Clause

The Mortgagee agrees to the Owner entering into this Deed and to the Land being bound by its terms

10. Miscellaneous

10.1 This Deed may at the absolute discretion of the Council be applied to the Development as authorised by the Planning Permission or as varied or renewed or re submitted from time to time provided always in each of these cases that the sum of the Affordable Housing Contribution remains unchanged. The application of this Deed to any other Planning Permissions shall be recorded on those Planning Permissions by an "Informative"note.

10.2 No covenants or obligations contained in this Deed shall be binding upon any part of the Land that may in future be acquired by a statutory undertaker for the purposes of its undertaking or operational Land as defined in the S262 of the Act.

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SIGNED as a DEED

By THE OWNER/S in the presence of	for and on behalf of REED SUSSEX LIMITED	[redacted]
Name	Nigel J. Neville Solutions	
Address	200 Aldwick Road Bognor Regis, West Sussex PO21 2YQ	
Occupation	Business Consultant	

By THE OWNER/S in the presence of		*signature*
Name		
Address		
Occupation		*signature*

SIGNED as a DEED

By THE MORTGAGEE in the presence of		*signature*
Name		
Address		
Occupation		*signature*

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