Dated 3rd November 2015

The Owner:Victoria Anne Louise Becker
With Consent of mortgagee : none
In favour of Arun District Council

UNILATERAL UNDERTAKING

Under Section 106 of the Town and Country Planning Act 1990 Concerning Land
At 10 St Catherines Road
Littlehampton BN17 5HS
Planning Application RefLU/228/15/PL
Contributions for:
Affordable Housing of £2598

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

ARUN DISTRICT COUNCIL LU/228/15/PL

Dated 3rd November 2015

The Owner: VICTORIA BECKER
With Consent of mortgagee : N/A
In favour of Arun District Council

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ARUN DISTRICT COUNCIL LU/228/15/PL

THIS UNILATERAL UNDERTAKING is given this 3rd November 2015

By VICTORIA BECKER

Of 10 ST CATHERINE'S ROAD, LITTLEHAMPTON, BN17 5HS

("the Owner")

With the consent of N/A

Of

("Mortgagee") who executes this Deed to confirm such consent

IN FAVOUR OF Arun District Council of Arun Civic Centre Maltravers Road Littlehampton West Sussex BN 17 5LF ("the Council")

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 by the Application applied 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

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 number Ref LU/228/15/PL for planning permission made by the Owner to develop the Land by

2.5 "Affordable Housing Contribution" means the sum of £2,958 for the purpose of providing or helping to provide Affordable Housing as Affordable Housing is defined within Annex 2 Glossary National Planning Policy Framework dated 27 March 2012 as amended from time to time

2.6 Land' means the land at

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

5.1 The Owner undertakes to pay to the Council the Affordable Housing Contribution on or before commencement of the Development under S56 of the Act to be authorised by any Planning Permission issued pursuant to the Application

5.2 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

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5.3 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

6. 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

7. Repayment Clause

The Sum of the Contribution payable under this Deed shall be repaid to the Owner as the Original Payer but without incurring any interest or any other costs on :-

(a) Withdrawal of the Planning Application

(b) Refusal of the Planning Application by the Local Planning Authority or ,in the event of an appeal ,on appeal whichever is the later

(c) Expiry of Planning Permission without commencement of the Development

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. General

9.1 This Deed shall not bind :-

(a) Statutory undertakers within the meaning of S262 of the Act

(b) Householder Purchasers of sub plots from the Owner

9.2 This Deed shall be applicable and relate to the Applications and renewals re submissions and variations thereof provided that in the case of variations this shall only apply if the sum of Affordable Housing Contribution stays the same

ARUN DISTRICT COUNCIL LU/228/15/PL

SIGNED AS A DEED by the Owners and Mortgagee the day and year first above written

SIGNED as a DEED [redacted]

by VICTORIA BEECOR

in the presence of:-

[redacted]

WITNESS NAME MICHAEL TOD

WITNESS ADDRESS MADEHURST LODGE, BN18 0NL

WITNESS OCCUPATION COMPANY DIRECTOR

THE CORPORATE SEAL OF

The Mortgagee was hereunto affixed

In the presence of :-

Director/Secretary/Authorised under

Power of Attorney

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LINTELS.
Reinforced concrete or steel to manufacturer's specification, 150 mm bearings either side. All installed to manufacturer's detail.

FLASHING Building Regulation C4.
To be code 4 lead. Cavity tray to be provided between extension roof and joining wall, including chimney flashings. Chimney trays to be Code 6 lead.

The chimney to be built in non combustible material not less than 100mm thick and to terminate not less than 600mm from top of ridge excluding chimney pot, all lined with 200 x 200mm rebated clay flue liners to BS1181. Provide fabricated lintel and gathering unit with throat of 110mm. Fireplace recess to be not less than 200mm thick non combustible material Hearth to project minimum 500mm from front of jamb and extend minimum 150mm each side of opening and not less than 125mm thick. Provide 2N0 100 cm2 permanently open air vents. Provide check list on completion, notice plate with details of heath and flue construction fixed inside the house. Any combustible material to be at least 200mm clear of any flue and 40mm clear of the chimney stack.

STUD WALLS
External and internal stud walls to be in 50 x 100mm C16 timber

PLUMBER Hot water and central heating Building Regulations G3/J and L. Including Parts L1A and L1B April 2006.
The hot water and central heating system will be extended to include the new extension to comply with approved documents J & L, by a competent plumbing and heating engineer. All gas installations will be installed by a qualified Gas Safe engineer. Central Heating and Hot and Cold water in copper to BS864.
Boiler replacement is to be Condensing type sufficient to provide heating and hot water to the whole of the property. Provide boiler commissioning Certificate on completion.
RAIN WATER Building Regulation H3 Table 2 100mm Gutter, 75mm down pipes discharging into 100mm Osma drains into soakaways 5m from buildings, large area of roof must be proportional to the size of soakaway.
All underground drains to be Osma below ground type surrounded with pea shingle.

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All traps from sinks,baths and basins are to be deep seal 76 mm, showers 50 mm seal shower traps. Bath,shower and sink waste pipe to be 40 mm dia. basin waste to be 32 mm dia. access plugs where necessary. 110 mm pipe soil and vent pipe. Building Regulation H1

Water Efficiency Building Regulation G2
Water efficiency calculator will be completed and forwarded to the local authority before completion.

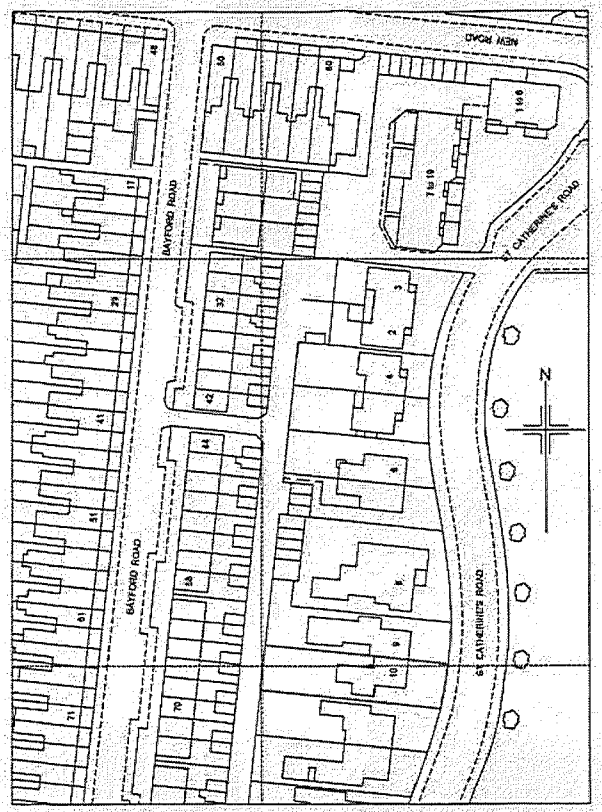
ELECTRICITY. Building Regulation Part P (Electrical Safety)
To comply BS 7671 (I.E.E. Wiring Regulations 17th Edition). Fit mechanical extractor to Bathrooms, Kitchens and Utility rooms to vent: 30 litre /sec. adjacent to hob and 60 litres/sec. elsewhere in kitchens. 30 litres/sec. utility rooms. 15 litres/sec. for bathrooms/toilets. All switches and sockets to be positioned between 450mm and 1200mm above floor level. Certificate to comply with BS7671 to be issued after completion of the work. New window opening sash ventilation to be not less than 1/20th of room floor area.

Smoke alarms, mains operated and interconnected, to be fitted to ground and first floor, located not more than 3m from any bedroom and not more than 7.5m from any other room. Heat detector fitted in kitchen. Building Regulation B1.

PLASTERING
Ceilings to be boarded with 12mm plasterboard and skimmed with plaster. Internal walls to be dry- lined with 12mm plasterboard.

GLAZING Building Regulations F1 Table 11.1 Ventilation, N1 Glazing.
Windows and doors to be double glazed with 16 mm separation low emissive glass to give Windows 1.6 W/m2K, Doors 1.8 W/m2K U-Value. New windows opening sash ventilation not less than 1/20 of room floor area. doors and rooflights not more 25% of total floor area. Fitted with a minimum 8000mm2 trickle ventilator to habitable rooms, all other rooms 4000mm2. All new external doors and joining windows to be glazed in safety glass in an area 1500mm high from bottom of glass and extend 300mm either side of door frame opening. All internal glass doors and screens to be in safety glass. All to BS6206 and supplied by FENSA approved installer.

EMERGENCY ESCAPE WINDOWS Building Regulation B1/2.11.
All habitable rooms to incorporate opening sash for means of escape not less than .33 m2, width of opening not less than 450mm, window height from floor to cill not less than 600mm not more than 1100mm. except roof windows (bottom of opening 600mm above floor).



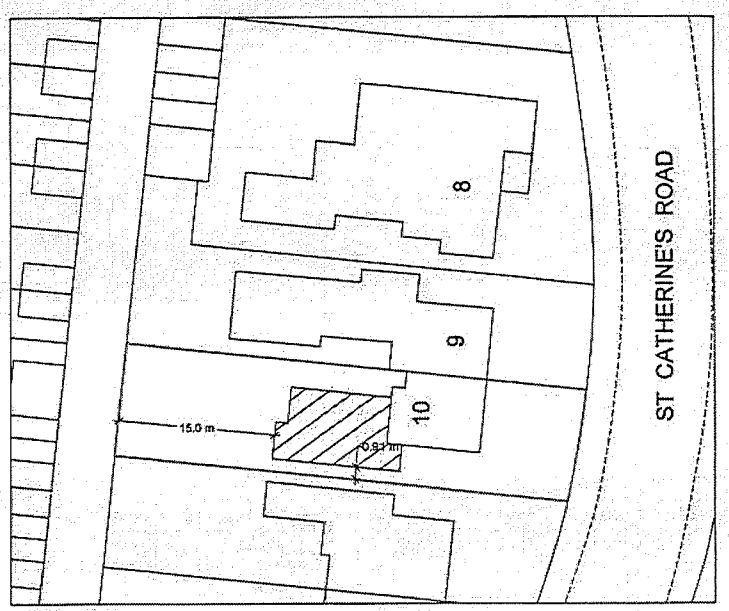
LOCATION PLAN

PASSAGE OF SOUND Building Regulation E Resistance to passage of sound.
Stud partition walls to include sound insulation to regulation E2 with 75mm minimum distance between 12mm plaster board linings. 25mm wool batts or quilt, minimum density 10 kg/m, suspended in cavity. Solid block walls type C minimum mass per unit area, excluding finish, 120 kg/m2
Sound insulation to first floor to be mineral wool a minimum 100mm thick, minimum density 10kg /m3 laid between joist. Provide test certificate for Local Authority.

Building Regulations Part L SAPs rating will be forwarded to Local authority before commencement of work.

Dwelling Emission Rate and Target Emission Rate will be provided before commencement of work.
An air leakage test will be carried out on completion.

Soakaways will be 5m from any building and be 1m x 1m in size below invert of drain inlet and if necessary increased in capacity or form of construction after a percolation test is carried out, as described in Building Regulation AD H2.



SITE PLAN

INSULATION SCHEDULE

Ground floors Concrete slab P/A = .21 = 65mm GA4065 Celotex = 0.21 W/m2K, Celotex Tbreak TB4000 between screed/concrete and outside walls.

Single brick external walls
3 coats Synthaproof to inside face plus 60mm GA4060 Celotex finished with one Layer plasterboard

Windows to achieve 'U' value of 1.6 W/m2K.
Doors to achieve 'U' value of 1.8 W/m2K

Roof space insulation 150mm fibreglass laid between joist and 100mm over joist.
25mm continuous ventilation or equivalent to all soffits continued into roof space.

Ceiling level to achieve 'U' value of 0.16 W/m2K.

Do not scale from drawings (excepting Local Authorities)
All dimensions to be checked on site

All work to comply with Building Regulations, British Standards, manufacturer's instructions /specifications and engineer's calculations at all times. Construction must also comply with all safety at work regulations.Additional work may be requested by the building inspector as work proceeds to ensure the new building complies with all building regulations.

	Change	Date	Int

BKM PLANS
architectural plans and drawing service

Title:
10 St Catherine's Road
Littlehampton.

Scale:	1:500 1:1250
Date:	12 th July 2015
Drawn by:	

Drawing 3 / 6

All drawings are copyright of BKM architectural plans and drawings srevice and may not be reproduced without prior permissions

ARUN DISTRICT COUNCIL LU/228/15/PL

Land Registry

Official copy of register of title

Title number WSX58983 | Edition date 18.03.2015

- This official copy shows the entries on the register of title on 25 NOV 2015 at 09:51:47.
- 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 25 Nov 2015.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- 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 (10.02.1982) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 10 St Catherines Road, Littlehampton (BN17 5HS).

2 The Conveyance dated 25 May 1933 referred to in the Charges Register contains the following provision:-

"The walls on the north and south sides being party walls"

3 The land has the benefit of but is subject to the following rights contained in a Conveyance of the land in this title dated 14 December 1981 made between (1) Alfred George Seymour and (2) Edward William Davies and Anne Joan Davies:-

"TOGETHER ALSO WITH a right of way at all times but only on foot or by using private motor vehicles over and along the passage or roadway coloured yellow on the plan annexed to a Conveyance made the Fifth day of April One thousand nine hundred and sixty-seven between the Vendor of the one part and Regan (Sussex) Limited of the other part subject to the payment of a fair proportion of the cost of keeping the said passage or roadway in good repair and condition AND TOGETHER ALSO WITH AND SUBJECT TO all such rights easements and quasi-easements (if any) as are now enjoyed by the said property and the adjoining properties".

NOTE:-Copy plan filed.

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 (07.07.2014) PROPRIETOR: VICTORIA ANN LOUISE BECKER of 10 St. Catherines Road, Littlehampton BN17 5HS.

2 (07.07.2014) The price stated to have been paid on 27 June 2014 was £450,000.

ARUN DISTRICT COUNCIL LU/228/15/PL

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

ARUN DISTRICT COUNCIL LU/228/15/PL

Title number WSX58983

C: Charges Register

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

1 A Conveyance of the land in this title and other land dated 25 May 1933 made between (1) The Most Noble Bernard Marmaduke Duke of Norfolk (Vendor) (2) The Right Honourable Edmund Bernard Viscount Fitz Alan of Derwent K.G. and others (3) The Most Nobel Gwendolen Mary Duchess of Norfolk and others and (4) Charles Beauclerk Henley (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

Schedule of restrictive covenants

1 The following are details of the covenants contained in the Conveyance dated 25 May 1933 referred to in the Charges Register:-

"FOR the benefit of the Norfolk Estate at Littlehampton aforesaid or the part thereof for the time being remaining unsold and/or Arundel Castle and so as ato bind the property hereby conveyed the Purchaser hereby covenants with the Vendor that the Purchaser and the persons deriving title under him will at all times hereafter observe and perform the restrictions and stipulations set out in the First Schedule hereto.

THE FIRST SCHEDULE above referred to

1. NO messuage other than the messuage now standing on the land shall be erected on the land hereby conveyed or any part thereof and the messuage and all buildings to be erected on the land shall be kept in substantial repair No building shall be erected and the elevation of the existing messuage and buildings shall not be altered until the plans of such building or alteration have been submitted to and approved by the Vendor or his Agent for the time being but such approval shall not be unreasonably withheld.

2. IN case the messuage and buildings or any part thereof shall be burnt down or destroyed or damaged by violent tempest the same or the part or parts thereof so burnt down or destroyed shall be rebuilt or reinstated within twelve months thereafter as near as may be to the former elevation according to plans to be submitted to and approved by and to the satisfaction of the Vendor or his Agent for the time being but such approval shall not be unreasonably withheld.

3. (a) NO trade manufacture or business shall be carried on upon the premises nor shall any building be erected or used for any other purpose than that of a private dwellinghouse and appurtenances thereto nor shall anything be done or permitted on the premises which shall be or become a nuisance or annoyance to the neighbours or the neighbouring property but nothing herein contained shall be deemed to prevent the use of the premises as a lodging house or boarding house or for furnished apartments or the carrying on of the practice or profession of a duly qualified physician surgeon solicitor dentist oculist or privtae school but no brass or other plate of a larger size than twenty four inches by twelve inches is to be placed on any part of the said premises.

(b) No building on the premises shall be used as a public or private lunatic asylum or for the residence of any person or persons of unsound mind or for a convalescent home hotel public house or beershop or for a licensed public refreshment house or for a public garage or oil or petrol station.

(c) NO shows swings roundabouts or hoardings nor any advertising station or advertisement (except advertisements relating to selling or letting the premises) shall be erected made placed or used or be allowed to remain upon the land or any part thereof nor shall the same be used as a parking ground nor for the storage of rubbish or building material oil or petrol.

4. IN all cases of difference arising under these stipulations or

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Schedule of restrictive covenants continued

provisions respectively the question in difference shall be referred to a single arbitrator in case the parties can agree upon one otherwise to two arbitrators one to be appointed by each party and in either case in accordance with and subject to the provisions in that behalf of the Arbitration Act 1889 or any statutory modification or re-enactment thereof for the time being in force.

5. IN these stipulations the expression "the Vendor" includes the person or persons deriving title under him owner or owners for the time being of the Norfolk Estate at Littlehampton or the part thereof for the time being unsold and/or of Arundel Castle"

End of register

ARUN DISTRICT COUNCIL LU/228/15/PL