

Dated 15 October 2014

[!] The Owner and Applicant: Mr Maurice Hartnett of MJH Property Developments

UNILATERAL UNDERTAKING

Under Section 106 of the Town & Country Planning Act 1990 concerning land at

Planning Application Ref:

Contributions for Affordable Housing of £5,628.00

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 the 15th day of October 2014

By Mr Maurice Hartnett on behalf of MJH Property Developments

Of Unit S4 Rudford House, Rudford Industrial Estate, Ford, Arundel, West Sussex, BN18
oBF

("The Applicant and Owner")

IN FAVOUROF Arun District Council of Arun Civic Centre, Maltravers Road,
Littlehampton, West Sussex BN17 5LF

("The Council")

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 Applicant has 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 and the Applicant agrees to join in this Deed and for the Land to be bound by its terms

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 of 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 state or deriving validity from it
- 2.3 "The Act" means the Town & 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 £5,628.00 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 11 St Winefrides Road, Littlehampton, West Sussex BN17 5HA shown edged red on the attached Plan.
- 2.7 "Development" means the development authorised by the Planning Permission issued pursuant to the Application

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

4.0 Commencement

4.1 The provisions of this Deed shall take effect on the completion of this Deed of undertaking by the Owner/ Applicant.

5.0 Contributions

5.1 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

6.0 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

7.0 Registration of this Unilateral Undertaking

- 7.1 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

8.0 Costs

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

9.0 Mortgage Consent Clause

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

10.0 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.

SIGNED as a DEED

By THE OWNERS In the presence of	Maurice Joseph Hartnett on behalf of MJH Property Developments Ltd.
Name	Deborah Jacobs
Address	10 Herons Court Close, Rustington, W Sussex BN16 2HT
Occupation	
Sales negotiator	



Project

Residential Development
Land at 11 St Winefrides Road
Littlehampton
West Sussex



Architects & Planning Consultants

Clock Tower House, Lewes Road
Lindfield, West Sussex. RH16 2JH
Telephone 01444 - 484711

Client

MJH Property Developments Ltd

Drawing

Site Location Plan



Drawing no.

08/13/01

date

Mar 14

scale

1:1250

drawn

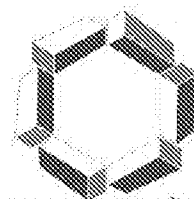
ARM

revisions



Site Location Plan 1:1250

© THE CONTRACTOR SHOULD CHECK ALL DIMENSIONS ON SITE.
NO DIMENSIONS TO BE SCALED FROM DRAWINGS.
IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE WITH BUILDING REGULATIONS.



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