ARUN
DISTRICT COUNCIL

MEMO

Note Please scan and email plans to all these persons

FROM:
Delwyn Jones
Planning Solicitor
Ext: 37737
Ref: P/107/16/PL
Dated :11/1/16

TO: Deeds Store Clerk
For circulation to :-:

R Bentley S106 Monitoring Officer
Technical Support Unit – N Spencer and L Coney
FOR CIRCULATION TO :-
Planning Case Officer J Baeza /D Vick
Local Land Charges Officer C Bardwell
Planning Admin
Accountancy S Southerton
NNDR and Council Tax /Iain Bell
Clare Thompson Sarah Hunt Sarah Wingate

SITE NAME: 7 Webb Close, Pagham
PARTY NAME: Beeby and Sadler
PLANNING OBLIGATION COMPLETION
REQUEST FOR TSU TO VALIDATE APPLICATION
RECEIVED BY PLANNING nk
RECEIVED BY LEGAL SERVICES 22/9/16
RETURNED BY LEGAL SERVICES 11/11/16
OBSERVATIONS finished in good time having regard to holidays , delays over developers proof of title ,frequent and varied requests to amend descriptions

The above is now completed. If the Planning Obligation does not accompany this memo, it is being scanned and will follow as soon as possible.

PLANNING TSU

You can now validate this application. Please forward to your relevant Team Member ASAP, as I am not always advised, who the TSU Officer is.
Please send a receipt for legal fees paid and banked by you. .

DEEDS STORE CLERK:

The original planning obligation is attached.

Please place the original planning Obligation attached in the Deeds Store.

Before you do so please scan one copy and forward it to the Service Delivery and Monitoring Officer . The SD&MO will then update the Ocella records and circulate it to the other addressees of this memo.

SERVICE DELIVERY & MONITORING OFFICER

Please on receipt of this memo and enclosure circulate to all the above addressees and update Ocella.

PLANNING OFFICER:
Please issue planning permission OR get TSU to validate the application as the facts of the case require.. A copy of the planning obligation is on the file.

LOCAL LAND CHARGES OFFICER:
Please register this planning obligation as a Local Land Charge. A copy of it is attached.

NNDR/COUNCIL TAX

You are included because you may have records or notice of occupation of properties/developments after construction/changes of use which you should notify Planning about so invoices can be issued for payment of S106 money due

ALL OF YOU

A summary of the provisions of the obligation is:

Obligation	**Time Limit**
ADC	
Pagham Harbour Sum£2250	On start of development

PLANNING ADMIN:
A copy is enclosed for your files. Please enter this on the Planning Register as a PE format.

The legal fees received for the preparation of this agreement are to be collected by TSU.

Delwyn Jones
Planning Solicitor

Dated 9th November 2016

The Owner: SUSAN BEEBY and JOHN DEREK SADLER
In favour of Arun District Council

UNILATERAL UNDERTAKING

Under Section 106 of the Town and Country Planning Act 1990 Concerning Land
Land South west of 7 Webb Close Pagham PO21 4XB
Title No WSX_320622
Planning Application Ref: P/107/16/PL
Contributions for:
Zone b of Pagham Harbour (Access Management at Pagham Harbour)
Access Management Contribution £ £2,550

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

THIS UNILATERAL UNDERTAKING is given this 9th November 2016

By SUSAN BEEBY and JOHN DEREK SADLER of 7 Webb Close, Bognor Regis, West Sussex PO21 4XB. ("the Owner")

IN FAVOUR OF Arun District Council of Arun Civic Centre Maltravers Road Littlehampton BN17 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)

2.4 "Natura 2000 network" means a site designated under European Directives 92/43/EEC The Habitats Directive and 2009/147/EC (consolidated version of 92/47/EEC and amendments) The Birds Directive. Transposed into UK law through the Conservation of Habitat and Species Regulations 2010.

2.5 "Application" means the planning application number Ref P/107/16/PL for planning permission made by the Owner to develop the Land by erecting 2No. semi detached 2 bed dwellings

2.6 "Access Management Contribution" means the sum of £ 2,550 for the purpose of delivering mitigatory actions at Pagham Harbour, which is a designated part of the European Natura 2000 network, arising from this development. This shall include the employment of a 0.5 FTE warden, dog project, additional signage and interpretation material and future monitoring.

2.7 "Land" means part of the land South West of 7 Webb Close Pagham PO21 4XB, shown edged in red on the attached plan, registered under WSX 320622

2.8 "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 Access Management 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 contribution 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

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

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. 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 the Contribution stays the same

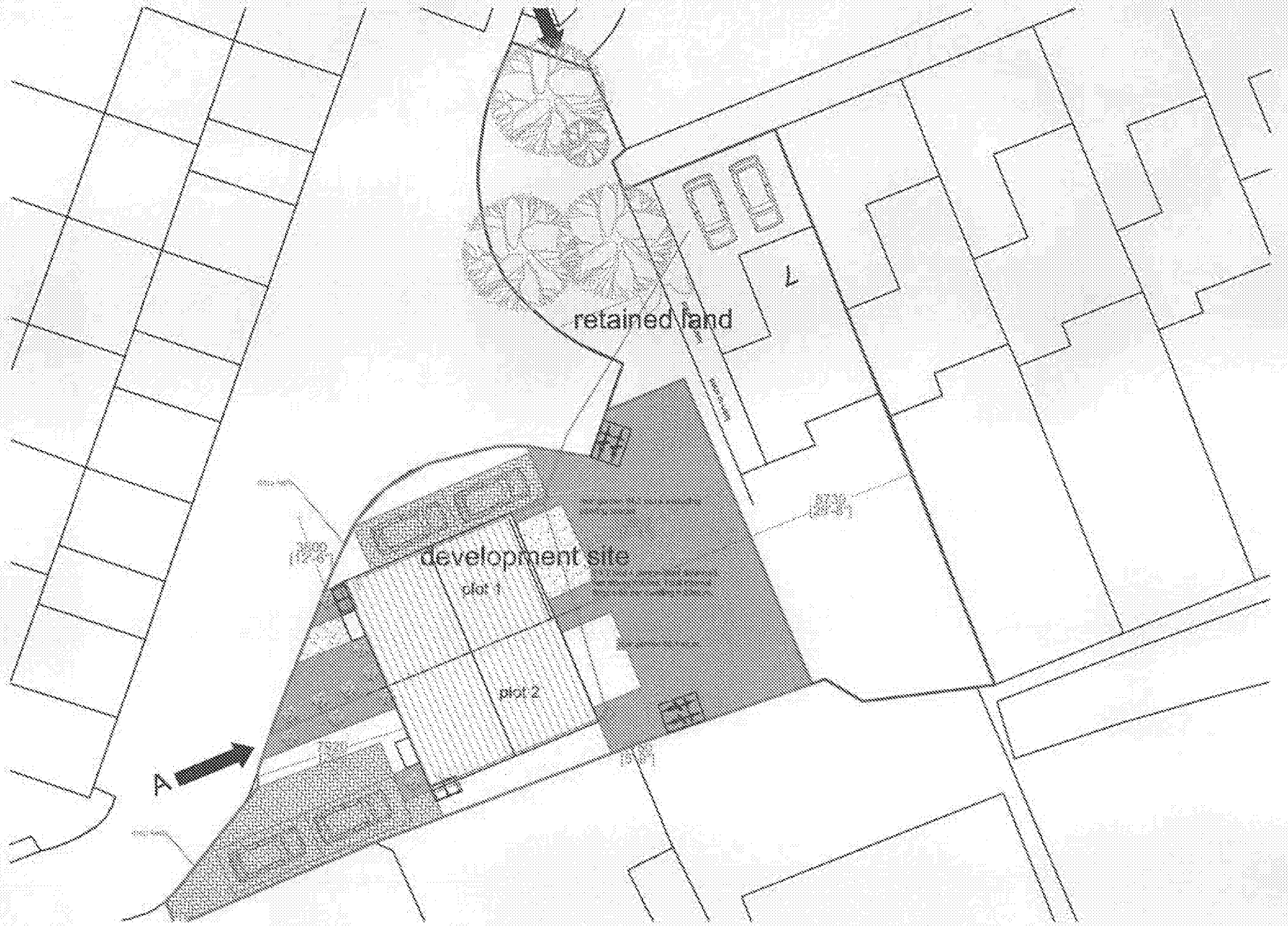
SIGNED AS A DEED by the Owners and Mortgagee the day and year first above written

SIGNED as a DEED By SUSAN BEEBY
in the presence of:-

[redacted]

SIGNED as a DEED By John Derek Sadler
in the presence of:-

[redacted]


retained land
development site
plot 1
plot 2
A

