

THIS UNILATERAL UNDERTAKING is made by **DEED** on the 11th of October 2018

AND GIVEN BY

Driftstone Developments Ltd - incorporated and registered in England and Wales with company number 08658131 whose registered office is Spectrum House, Beehive Ring Road, Gatwick, West Sussex, RGH 0LG

Roland Lewis of Driftstone Manor, East Prerston, West Sussex, BN16 1SB - **Owner**

TO

~~The Council of The Borough of Havant~~ of Public Service Plaza Civic Centre Road
Havant PO9 2AX

BACKGROUND

- (A) The Council is the local planning authority for the purposes of the Act for the area in which the Land is situated.
- (B) The Owner owns the Land and has made the Planning Application and is proposing to carry out the Development.
- (C) The Owner gives this undertaking to perform the obligations set out in this deed.
- (D) The Owner has submitted an appeal number APP/X1735/W/18/3200672 against the Council's refusal to grant planning permission for the Application and the Owner enters into this deed conditionally upon the Planning Permission being granted on appeal.

AGREED TERMS

1. INTERPRETATION

The following definitions and rules of interpretation apply in this deed.

1.1 Definitions:

Act: the Town and Country Planning Act 1990

Administration Fee: the sum of £20

Commencement of Development: the date on which any material operation (as defined in section 56(4) of the Act) forming part of the Development is begun save that (for the purposes of this Agreement and for no other purpose) operations consisting of site clearance, demolition work, archaeological investigations, investigations for the purpose of assessing ground conditions, site survey works, remedial work in respect of any contamination or other adverse ground conditions, diversion and laying of services, erection of any temporary means of enclosure, the temporary display of site notices or advertisements and "Commence Development" and similar expressions shall be construed accordingly

Contribution: £2098.00 or the sum calculated in accordance with the formula set out at Appendix 1 to this deed (whichever is greater) as a contribution towards measures to mitigate the impacts of the Development on the Solent Special Protection Areas in accordance with the Solent Recreation Mitigation Strategy dated 1 April 2018 (index linked in accordance with the figures supplied to the council by the Solent Recreation Mitigation Partnership).

Development: the development of the Land described in the Planning Application.
Land: Land to rear of 51-57 Frogmore Lane, Waterloooville, PO8 9QN and shown edged red on the plan annexed to this deed.

Monitoring Fee: the sum of £104.90 calculated as 5% of the Contribution.

Planning Application: an application for planning permission registered by the Council on 29 November 2017 under reference number APP/17/01274.

Planning Permission: means the planning permission which may be granted for the Development pursuant to an appeal made under section 78 of the Act under reference APP/17/01274.

- 1.2 A person includes a natural person, corporate or unincorporated body (whether or not having separate legal personality).
- 1.3 Unless the context otherwise requires, words in the singular shall include the plural and in the plural shall include the singular.
- 1.4 A reference to any party shall include that party's personal representatives, successors and permitted assigns.
- 1.5 Unless the context otherwise requires, a reference to a statute or statutory provision is a reference to it as amended, extended or re-enacted from time to time.
- 1.6 Unless the context otherwise requires, a reference to a statute or statutory provision shall include any subordinate legislation made from time to time under that statute or statutory provision.
- 1.7 References to clauses are to the clauses of this deed.
- 1.8 Where an obligation falls to be performed by more than one person, the obligation can be enforced against every person so bound jointly and against each of them individually.

2. STATUTORY PROVISIONS

- 2.1 This deed constitutes a planning obligation for the purposes of section 106 of the Act, section 111 of the Local Government Act 1972 and any other enabling powers.
- 2.2 The obligations contained in clause 3 of this deed are planning obligations for the purposes of section 106 of the Act and are entered into by the Owner with the intention that they bind the interests held by those persons in the Land and their respective successors and assigns.
- 2.3 This deed shall have effect from the date hereof.
- 2.4 The obligations contained in clause 3 of this deed are enforceable by the Council in accordance with section 106 of the Act.

3. COVENANTS WITH THE COUNCIL

The Owner covenants with the Council to pay the Contribution, Administration Fee and Monitoring Fee to the Council prior to commencement.

4. DETERMINATION OF DEED

This deed shall be determined and have no further effect if the Planning Permission:

- (a) expires before the Commencement of Development;**
- (b) is varied or revoked other than at the request of the Owner; or**
- (c) is quashed following a successful legal challenge.**

This document has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it.

[FOR COMPANIES OPTION 1]

**Executed and delivered as a deed by
DRIFTSTONE DEVELOPMENTS LTD**

acting by two directors

ROLAND LEWIS

.....
Director

CLIVE HAWKES

.....
Director

in the presence of:

Witness signature

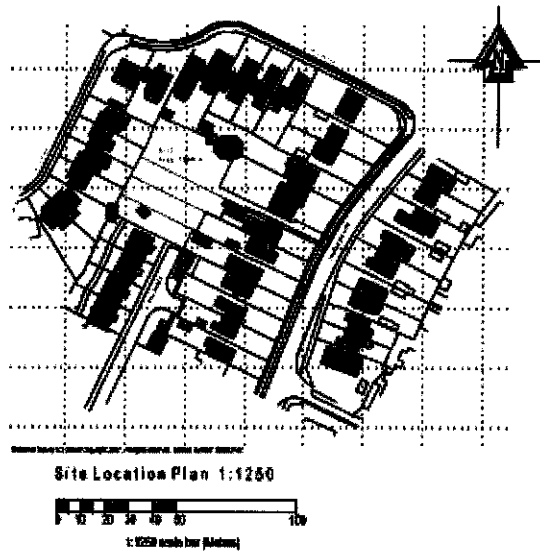
Witness name

Witness address

Witness occupation

Land Buyer

LOCATION PLAN



APPENDIX 1

Contribution formula and rates

In this deed the Contribution is calculated in accordance with the following formula:

$$\text{Contribution} = (A \times B) \times C$$

Where:

- A = the number of dwellings at the applicable bedroom rate given in the table below
- B = the applicable bedroom rate given in the table below determined in accordance with the number of bedrooms per dwelling
- C = the monitoring fee calculated at 5% of the total of A X B

Solent Mitigation Contribution Rates (index linked)	
No of Bedrooms	Amount
1	£337
2	£487
3	£637
4	£749
5+	£880