

THIS **UNILATERAL UNDERTAKING** is made by **DEED** on the (to be inserted by Havant Borough Council ~~DAY~~ of ~~MONTH~~ 20[18])

13th DECEMBER

AND GIVEN BY

Harris and Kane Ltd incorporated and registered in England and Wales with company number 09643759 whose registered office is at Demar House, 14 Church Road, East Wittering, Chichester, West Sussex, PO20 8PS.

Harris and Kane Ltd of C/O Demar House, 14 Church Road, East Wittering, Chichester, West Sussex, PO20 8PS.

TO

The Council of the Borough of Havant of Public Service Plaza Civic Centre Road Havant PO9 2AX (the Council)

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.

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: the sum of £974.00 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.

Development: the development of the Land described in the Planning Application.

Land: the freehold land at Land rear 70-76 West Street, Havant, PO9 1LN.

Monitoring Fee: the sum of £48.70 (calculated as 5% of the Contribution).

Planning Application: an application for planning permission registered by the Council on 17 July 2018 under reference number APP/18/00713.

Planning Permission: the planning permission to be granted by the Council in respect of the Planning Application.

- 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.

[FOR COMPANIES OPTION 1]

Executed and delivered as a deed by

Harris and Kane Ltd

acting by two directors

Mr Wayne Harris



Director

Mr Leon Kane



Director

[FOR COMPANIES OPTION 2]

Executed and delivered as a deed by

[INSERT COMPANY NAME] acting by

[INSERT DIRECTORS NAME], by a director

.....

Director

in the presence of:

Witness signature

.....

Witness name

.....

Witness address

.....

.....

Witness occupation

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