

DATED

31 May

2013

SQUARE OCTOBER 1 LIMITED

and

PREMIER INN LIMITED

and

STUART ROBERT WAKLEY

and

MICHELLE WAKLEY

to

THE COUNCIL OF THE BOROUGH OF HAVANT

**PLANNING OBLIGATION BY
UNDERTAKING**

Pursuant to Section 106 of the Town and Country
Planning Act 1990 (as amended)

relating to land at

Motel, 65 Bedhampton Hill, Havant, PO9 3JN, Hampshire

THIS DEED OF UNDERTAKING is made the 31 day of May 2013

BY

- (1) SQUARE OCTOBER 1 LIMITED (Co. Regn. No. 05253238)
- (2) PREMIER INN LIMITED (Co. Regn. No. 06190411)
- (3) STUART ROBERT WAKLEY and MICHELLE WAKLEY

1. In this Deed:

1.1 "the Act" means the Town and Country Planning Act 1990 as amended

1.2 "Application" means the application for planning permission in respect of the Land given a reference number which is set out in paragraph Five of the Schedule which Application to carry out the Development has been made to the Council as appropriate local planning authority.

1.3 "the Council" means the Council of the Borough of Havant being the local planning authority by whom the within written Obligations are enforceable

1.4 "the County Council" means Hampshire County Council being the local planning authority by whom the within written Obligations are enforceable

1.5 "the Development" means the development described in paragraph Six of the Schedule

1.6 "the Hampshire County Council Transport Contribution" means the sum of money specified in Paragraph Eight of the Schedule being a contribution (being applied at such time and in such manner as the County Council shall in its absolute discretion determine) to the costs to be incurred by the Council or Hampshire County Council in the provision, improvement and maintenance of Havant Borough Council's sustainable transport list.

1.7 "Indexed" means in respect of the Hampshire County Council Transport Contribution such sum to be index linked in accordance with the All Items Index of Retail Prices (RPI) published by the Office of National Statistics or any replacement thereof from the date hereof until the date of payment and such indexation shall only be applied in circumstances where the RPI at the date of payment stands at a higher level than it did at 1 April 2011

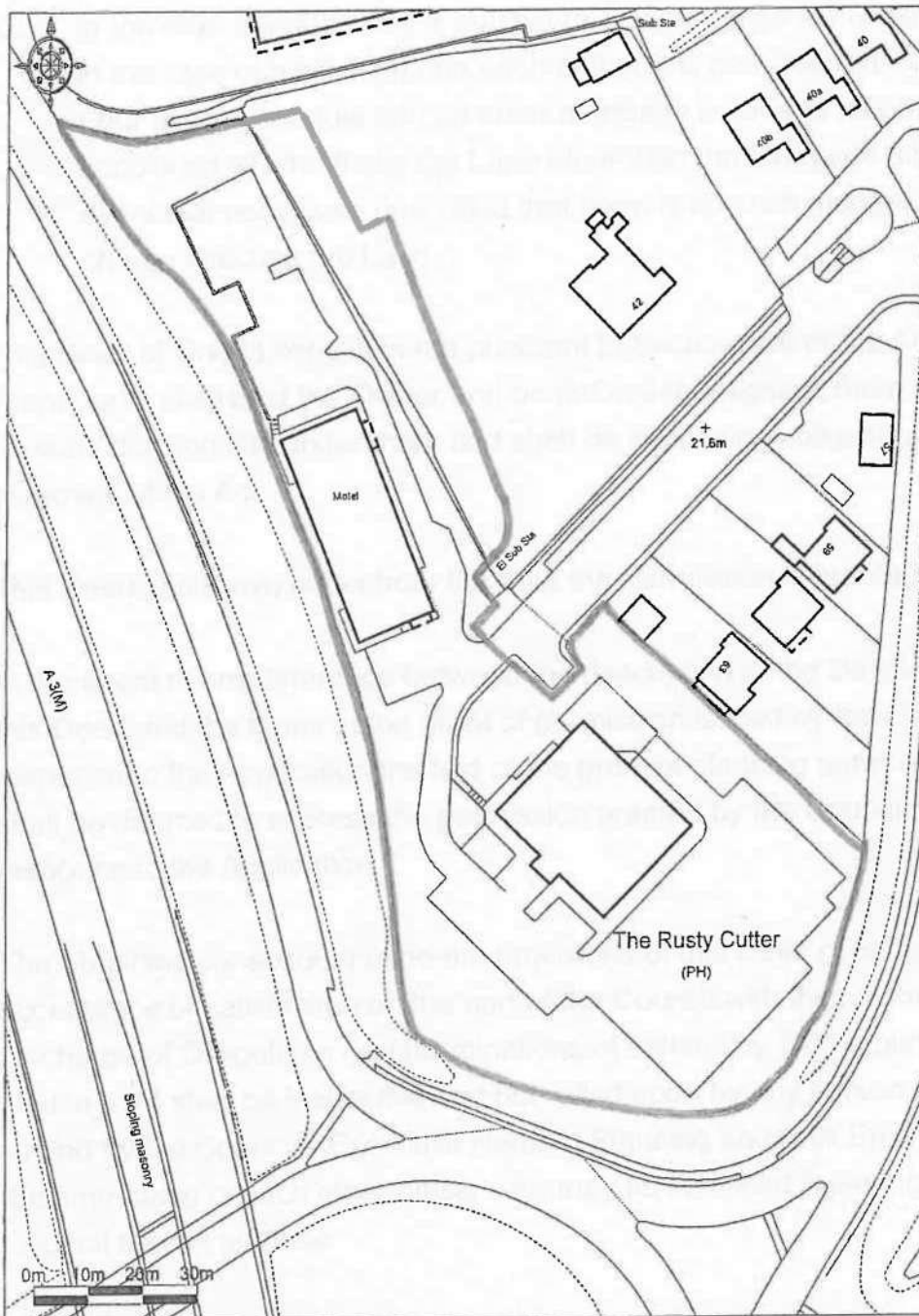
1.8 "the Land" means the land described at paragraph One of the Schedule and any buildings structures or erections at any time thereon

1.9 "the Monitoring/Legal Costs Fees" means the sums of money specified in Paragraph Eight of the Schedule being Fees (being applied at such time and in such manner as the Council shall in its absolute discretion determine) used towards the costs to be incurred by the Council in the provision of suitably qualified and experienced persons whose function inter alia is to draft monitor coordinate and enforce section 106 Obligations.

1.10 "the Mortgage" means the mortgage or charge (if any) described at paragraph

Four of the Schedule and all of them if more than one

- 1.11 "the Mortgagee" means the mortgagee or chargee (if any) and in the case of more than one all of them described at paragraph Three of the Schedule
- 1.12 "Obligations" and "OBLIGATIONS" means those planning obligations (being restrictions requirements covenants agreements obligations or any of the foregoing) enforceable at law and in particular (but without prejudice to the availability to any enforcing authority of any power which may be available to it for the purposes of the enforcement of this Deed) under the authority of the statutory provision referred to in clause 4 of this Deed and which are set out in paragraph Nine of the Schedule
- 1.13 "the Owner" means the owner and in the case of two or more owners each or all of them as owners of any or all parts of the Land and as parties to this Deed acting and being obliged by this Deed jointly and severally who is (or are) described at paragraph Two of the Schedule being a person or persons identified in accordance with Section 106(9)(c) of the Act
- 1.14 "the Permission" means the grant of planning permission made in response to the Application including where appropriate any grant of approval in respect of matters reserved by the said grant of planning permission or any subsequent grant of planning permission for the Development or for such other development on the Land as is not materially different from the Development (the determination of materiality being solely at the discretion of the Council)
- 1.15 "the Plan" means the plan attached to this Deed
- 1.16 "the Schedule" means the Schedule to this Deed being an integral part of this Deed
- 1.17 "the Solicitor" means the solicitor giving the certificate at paragraph Seven of the Schedule
- 2.1 With the intention and so as permanently to bind the Land and all parts thereof so far as lawfully may be effected and into whomsoever hands the same may come and so that the Obligations hereby created shall be enforceable against the Owner and their respective successors the Owner **HEREBY SEVERALLY COVENANT AND UNDERTAKE AS A PLANNING OBLIGATION TO COMPLY FULLY WITH THE OBLIGATIONS**
- 2.2 This instrument or document hereby expresses itself as executed as a Deed
- 3. The Owner (and each of them acting in concert in the case of more than one joint owner) has produced at Paragraph Seven of the Schedule a certificate of the Solicitor with the intention that the Council may and shall rely upon the



truth of the matters therein certified namely that;

- 3.1 the Owner is immediately entitled to possession and occupation of a freehold estate in the Land subject only to the Mortgage in respect of part of the Land no other person having an interest therein at law or (to the best of the Owner's knowledge and belief) in equity
 - 3.2 in the case that the Land is subject to any mortgage the Mortgage (or in the case of more than one each of them) is described at Paragraph Four of the Schedule and no other mortgage or charge has been concluded which affects the Land other than the Mortgage and in the event that none is so described that there is no such mortgage or charge affecting the Land
4. This Deed of Undertaking is made pursuant to Section 106 of the Act with the intent that it shall bind the Owner and be enforceable against them and the persons deriving title under them and shall be a planning obligation for the purposes of the Act
5. This Deed shall have effect from the date the Permission is granted
6. In the event of any difference between the description of the Development in this Deed and the terms of the grant of permission issued by the Council in response to the Application the text of the grant of planning permission only shall be deemed to express the permission granted by the Council in response to the Application
7. The obtaining consequent upon the provisions of this Deed of expressions of acceptance or satisfaction on the part of the Council with things done in discharge of Obligations or determinations of materiality for the purposes of clause 1.14 shall be ineffective and not relied upon by any person unless in writing by the Council's Executive Head of Planning and Built Environment for the time being or such other officer who may be identified in writing by the Council for this purpose
8. In the event that any provision of this Deed is held to be invalid or unenforceable the remaining provisions of this Deed shall remain in full force and effect
9. This Deed shall cease to have effect (insofar only as it has not already been complied with) if the Permission shall be quashed, revoked or otherwise

withdrawn or (without the consent of the Owners) it is modified by any statutory procedure or expires before any Material Operation (as defined in paragraph 9.6 of the Schedule) has been carried out

10. The Owners including for the avoidance of doubt the successors in title and assigns to the Land shall cease to have any statutory or contractual obligation or liability under the terms of this Deed in relation to the Land or any part of it once they shall have parted with all their respective interests in the Land or such part of it save in so far as it relates to any relevant prior breach of the obligations under this Deed
11. Nothing in this Deed shall prohibit or limit the right to develop any part of the Land in accordance with a planning permission other than the Permission (whether granted on appeal or not) after the date of this Deed

THE SCHEDULE

1. (See clause 1.8) the Land

The land known as Motel, 65 Bedhampton Hill, Havant, PO9 3JN in Hampshire shown edged with a heavy black line on the Plan and comprised within title numbers HP318441 and SH25041 and part of title number SH31909

2. (See clause 1.13) the Owner(s):

SQUARE OCTOBER 1 LIMITED (Co. Regn. No. 05253238) of Whitbread Court, Houghton Hall Business Park, Porz Avenue, Dunstable, Bedfordshire, LU5 5XE (herein called 'the First Owner')

PREMIER INN LIMITED (Co. Regn. No. 06190411) of Whitbread Court, Houghton Hall Business Park, Porz Avenue, Dunstable, Bedfordshire, LU5 5XE (herein called 'the Leasehold Owner')

STUART ROBERT WAKLEY and MICHELLE WAKLEY of Hill Lodge, 42 Bedhampton Hill, Bedhampton, Havant, Hampshire, PO9 3JW

3. (See clause 1.1¹) the Mortgagee(s) (if any):

BARCLAYS BANK PLC (Co. Regn. No. 1026167) of 1 Churchill Place,

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London, E14 5HP

4. (See clause 1.¹⁰~~9~~) the Mortgage(s) (if any):

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Mortgage dated 6 August 2010 between the **MORTGAGEE** and **STUART ROBERT WAKLEY** and **MICHELLE WAKLEY** of Hill Lodge, 42 Bedhampton Hill, Bedhampton, Havant, Hampshire, PO9 3JW in respect of that part of the Land contained within title number SH31909

5. (See clause 1.2) the Council's planning application reference number:

00311
APP/13/~~00000~~

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6. (See clause 1.5) the Development

Two storey extension to hotel with alterations to car park

7. (See clauses 1.17 and 3) Solicitors' Certificate

Certificate of Title

As Solicitors for the Owner we hereby certify that on the date of this Deed what is set out in clauses 3.1 and 3.2 and paragraphs 2, 3 and 4 of the Schedule to this Deed is true

Signed:

[Redacted Signature]

(for Square October 1 Limited and
Premier Inn Limited)

Name:

Address:

.....
.....

[Redacted Address]

Signed:

[Redacted Signature]

(for Stuart Wakley and Michelle
Wakley)

Name:

Address:

.....
.....

[Redacted Address]

8. Contributions

Cost Code	Contribution	Amount
B100 7209	the Hampshire County Council Transport Contribution (See clause 1.6 and 1.7)	£31,574 (Indexed)
2875 4411	Monitoring Fee (See clause 1.9)	£947.22
4220 4355	Legal Costs Fee (See clause 1.9)	£230
Total		£32,751.22

9. (See clause 1.12) the Obligations

- 9.1 Not to commence or introduce or cause permit or suffer to be commenced or introduced upon or at the Land any Material Operation (as defined in Paragraph 9.6 of this Schedule) permitted by the Permission until the First Owner or the Leasehold Owner or their successors in title is in unencumbered ("unencumbered" means for the avoidance of doubt including free from any Mortgage or other legal charge) fee simple ownership of the entirety of the Land
- 9.2 Not to commence or introduce or cause permit or suffer to be commenced or introduced upon or at the Land any Material Operation (as defined in Paragraph 9.6 of this Schedule) permitted by the Permission at any time before the Owner shall have paid to the County Council or caused to be paid to the County Council the Hampshire County Council Transport Contribution (Indexed)
- 9.3 Not to commence or introduce or cause permit or suffer to be commenced or introduced upon or at the Land any Material Operation (as defined in Paragraph 9.6 of this Schedule) permitted by the Permission at any time before the Owner shall have paid to the Council or caused to be paid to the Council the Monitoring Fee
- 9.4 The Owner covenants to pay the Legal Costs Fee to the Council on or before the date of this Undertaking.

- 9.5 The Owner covenants to notify the Council and the County Council in writing at least 14 days before commencing a Material Operation on the Land with evidence of the unencumbered fee simple ownership of the entirety of the Land and the proposed date for commencement of a Material Operation on the Land.
- 9.6 In Paragraphs 9.1 9.2 and 9.3 of this Schedule "Material Operation" means:
- 9.6.1 any work of construction in the course of the erection of a building;
 - 9.6.2 any work of demolition of a building;
 - 9.6.3 the digging of a trench which is to contain the foundations or part of the foundations of a building;
 - 9.6.4 the laying of any underground main or pipe to the foundations or part of the foundations of a building or to any such trench as is mentioned in paragraph 9.6.3;
 - 9.6.5 any operation in the course of laying out or constructing a road or part of a road;
 - 9.6.6 any change in the use of the Land which constitutes material development as defined in the Act

IN WITNESS whereof the parties hereto have executed and delivered this instrument or document as a Deed the day and year first before written.

Signed as a Deed by

as attorney for **Square October 1 Limited**
in the presence of:-

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Signature of Witness

Name:

Address:

Signed as a Deed by

[Redacted]

as attorney for **Premier Inn Limited**
in the presence of:-

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[Redacted]

Signature of Witness

[Redacted]

Name:

[Redacted]

Address:

[Redacted]

Signed as a DEED by **Stuart Wakley**
the said

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)
)

[Redacted]

in the presence of:

[Redacted]

[Redacted]

Signed as a DEED by **Michelle Wakley**
the said

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)
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[Redacted]

in the presence of:

[Redacted]

[Redacted]