DATED 28th May 2010

PAUL MITCHELL ORAM

and

NATIONAL WESTMINISTER HOME LOANS LTD

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

**1 Linden Way, Havant, Hampshire PO9 2DU**

RECEPTION
19 MAY 2010
14:54 pm

**THIS DEED OF UNDERTAKING** is made the 25th day of May 2010

**BY**

(1) THE OWNER

(2) THE MORTGAGEE (if any)

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 such contribution to be index linked in accordance with the Smooth All-in Road Construction Tender Price Index (RCTPI) 1995 series published by the 'Department for Business, Enterprise & Regulatory Reform' or any replacement thereof from the beginning of the Financial Year in which the financial contribution is determined (either by agreement with the applicant or as determined at development management committee which ever is the sooner)

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 Mortgage" means the mortgage or charge (if any) described at paragraph Four of the Schedule and all of them if more than one

1.10 "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

1.11 "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

1.12 "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

1.13 "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)

1.14 "the Plan" means the plan attached to this Deed

1.15 "the Schedule" means the Schedule to this Deed being an integral part of this Deed

1.16 "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 both against the Owner and the Mortgagee (if any) and their respective successors the Owner and the Mortgagee (should it or they take possession of any part of the Land or exercise powers of sale under its security) 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 (if any) 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 Mortgagee (if any) 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 indefinitely from the time 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 1.11 shall be ineffective and not relied upon by any person unless in writing by the Council's Head of Development and Technical Services 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

## THE SCHEDULE

1. (See clause 1.8) the Land

**The land known as 1 Linden Way, Havant, in Hampshire shown edged with a heavy black line on the Plan.**

2. (See clause 1.12) the Owner(s):
Paul Mitchell Oram of 1 Linden Way, Leigh Park, Havant, Hants, PO9 2DU

3. (See clause 1.10) the Mortgagee(s) (if any):
National Westminster Home Loans Limited, Mortgage Centre, PO Box 12201, Brindley Place, Birmingham, B2 2AG.

4. (See clause 1.9) the Mortgage(s) (if any):
Registered charge dated 11th January 1983, and between the said owner, Paul Mitchell Oram and the said Mortgagee, National Westminster Home Loans Limited.

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

10/55449/006

6. (See clause 1.5) the Development

Erection of 1no 3 bed attached dwelling

7. (See clauses 1.16 and 3) Solicitors' Certificate

Certificate of Title

As Solicitor 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: ..

Name: ..

Address

8. (See clauses 1.6 and 1.7) the Hampshire County Council Transport Contribution

**£3,745 (Indexed)**

9. (See clause 1.11) 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 9.2 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)

9.2 The Owner covenants to notify the Council in writing at least 14 days before commencing a Material Operation on the Land.

9.3 In Paragraphs 9.1 and 9.2 of this Schedule "Material Operation" means:

9.3.1 any work of construction in the course of the erection of a building;

9.3.2 any work of demolition of a building;

9.3.3 the digging of a trench which is to contain the foundations or part of the foundations of a building;

9.3.4 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 9.3.3;

9.3.5 any operation in the course of laying out or constructing a road or part of a road;

9.3.6 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.

Executed as a DEED by )
Affixing the COMMON SEAL of )
)
)
in the presence of: )

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|---|---|
| SIGNED AS A DEED BY:- [redacted] Manager/Assistant Manager [redacted] AS THE ATTORNEY FOR AND ON BEHALF OF NATIONAL WESTMINSTER HOME LOANS LIMITED | In the Presence of [redacted] Dated: 13.3.18 COMPANY OFFICIAL NATIONAL WESTMINSTER HOME LOANS LIMITED PO BOX 156 7 BRINDLEY PLACE BIRMINGHAM B2 2BN |

Director

Director/Secretary

Signed as a DEED by )
)
)

acting by
a director and its secretary /
two Directors

Director

Director/Secretary

Signed as a DEED by me )
the said PAUL MITCHELL )
ORAM [redacted] )
in the presence of: )

[redacted]

[redacted]

# Power of Attorney

**BY THIS DEED NATIONAL WESTMINSTER HOME LOANS LIMITED**, a company incorporated in England and Wales with company number 01449354 and having its registered office at 135 Bishopsgate, London, EC2M 3UR (the "Company"), does hereby constitute and appoint:

(i) those who are from time to time the Centre Manager; all Customer Service Managers Appointed Level A and Appointed Level B; all those at clerical Level B in the Security Administration and Deeds Correspondence Teams in Mortgage Operations Birmingham and

(ii) the following individuals: Julie Brown of National Westminster Home Loans Limited and Sue Foden, Sara Anne Hughes, Duncan John Milton, Annie Watkins, Les Beale, Jerry Orchard, Julie Green, Rebecca Latham, Jackie Maxted, Jonathan Pyke, Sally Alison Whitehouse and Mary Kathleen Rosser of The Royal Bank of Scotland Group plc

as attorneys (the "Attorneys") of the Company to act severally for and on behalf of the Company and in its name:

(1) to execute any deed or sign any document required to discharge, release, surrender, disclaim, convey, reconvey, transfer, assign, reassign, vary, amend, consent, declare, grant, affirm, assure, postpone, defer or otherwise regulate the priority of any mortgage, charge or other type of security relating to any real or personal property (whether a legal estate, equitable interest or otherwise) or other incorporeal hereditament comprised in any mortgage, charge or other type of security held by the Company and to execute assignments transfers or conveyances in exercise of the power of sale contained in any such mortgage, charge or other security;

(2) to execute any alterations, amendments or variations to any terms and conditions as exist from time to time; and

(3) to execute all deeds and sign all documents in connection with the variation of or in any other way pertaining to any security in the Company's favour, whether heritable, legal, real, moveable or personal in any jurisdiction

and generally for all or any of the purposes aforesaid to act as the Company's Attorney.

The Company ratifies and confirms and agrees to ratify confirm and be bound by all deeds and documents executed or signed by the Attorneys by virtue hereof and the Company indemnifies and agrees to keep indemnified the Attorneys against any damages, liabilities, losses, costs or expenses which may arise in connection herewith.

This Power of Attorney shall remain in force for a period of one year from 12 March 2010, or until earlier revoked, when it shall cease to have effect.

This Power of Attorney shall be governed by and construed in accordance with the laws of England.

**IN WITNESS WHEREOF** this Power of Attorney has been executed by the Company as its Deed this Twelfth day of March 2010 by:

[redacted]

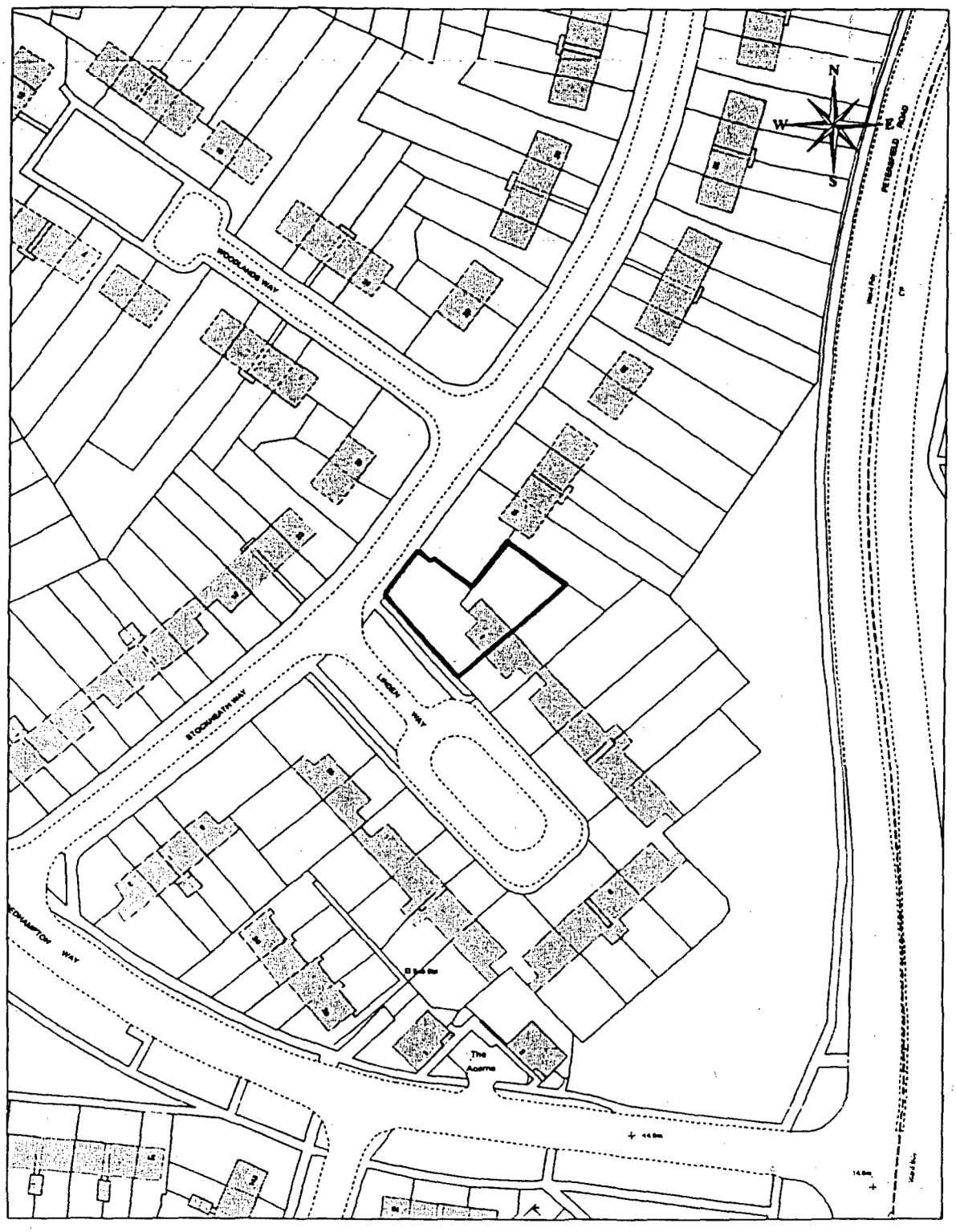
Mr. Jon Craig Cooper
Director

[redacted]

Mr. Mark Joseph Smith
Director

I hereby certify that this is a true and complete copy of the original [redacted]

M.K. ROSSER
SOLICITOR




| | | |
|---|---|---|
| Civic Offices, Civic Centre Road, Havant, Hampshire PO9 2AX t: 023 9247 4174<br>Havant BOROUGH COUNCIL | Title:<br>Town and Country Planning Act 1990<br>S106 Agreement<br>1 Linden Way, Havant, PO9 2DU<br>10/55449/006<br>PC44/0356 | Drawn By:<br>Scale: 1:1250<br>Drawing No:<br>Cleaner, Safer, More Prosperous |

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