

DATED

28th June

2013

GEOFFREY ALAN EADES

and

JULIA MARION EADES

[and]

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

7 North Close, Havant in Hampshire

Payment Prior to Commencement

6-10-74 20-11-74 10-12-74

THIS DEED OF UNDERTAKING is made the 28th day of June 2013
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 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

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- 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 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 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

THE SCHEDULE

THE HISTORY OF THE UNITED STATES

The history of the United States is a story of growth and change. From the first settlers to the present day, the nation has evolved through various stages of development. The early years were marked by exploration and settlement, followed by a period of rapid expansion and industrialization. The American Revolution and the Civil War were pivotal moments in the nation's history, shaping its identity and values.

The United States has a rich and diverse cultural heritage. The influence of different ethnic groups and immigrants has shaped the nation's identity. The American dream, the pursuit of happiness, and the values of freedom and democracy are central to the nation's history. The history of the United States is a testament to the resilience and adaptability of the American people.

The history of the United States is a story of progress and innovation. The nation has been at the forefront of many technological and scientific advancements. The American Revolution, the Civil War, and the Industrial Revolution were all periods of significant progress. The United States has played a leading role in the world, shaping global events and influencing the course of human history.

The history of the United States is a story of hope and optimism. The nation has overcome many challenges and setbacks, but it has always emerged stronger and more united. The American people have a deep sense of pride in their nation's history and a belief in its future. The history of the United States is a source of inspiration and a guide for the future.

1. (See clause 1.8) the Land

The land known as 7 North Close Havant in Hampshire shown edged with a heavy black line on the Plan.

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

[Please insert full name(s) and address(es) of every owner of the Land]

GEOFFREY ALAN EADES
7 NORTH CLOSE HAVANT PO 9 2TE

JULIA MARION EADES
7 NORTH CLOSE HAVANT PO 9 2TE

3. (See clause 1.10) the Mortgagee(s) (if any):

[Please insert full name(s) and address(es) of every mortgagee or chargee of the Land or, if there is none, state "None"]

NONE

4. (See clause 1.9) the Mortgage(s) (if any):

[Please insert the date of, and parties to, every mortgage or charge affecting the Land, or, if there is none, state "None"]

NONE

10/10/2020

10/10/2020

10/10/2020

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10/10/2020

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10/10/2020

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

APP/13/00039

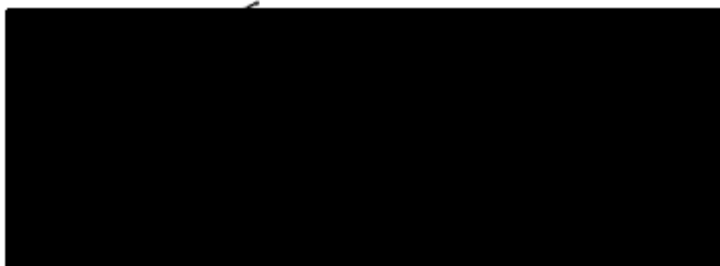
6. (See clause 1.5) the Development

Outline application for the erection of 1No. dwelling with all matters reserved.

7. (See clauses 1.17 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



8. Contributions

Cost Code	Contribution	Amount payable for a 1 Bed Dwelling	Amount payable for a 2-3 Bed Dwelling	Amount payable for a 4 + Bed Dwelling
B100 7209	the Hampshire County Council Transport Contribution (See clause 1.6 and 1.7)	£1,980 (Indexed)	£3745 (Indexed)	£5457 (Indexed)
2875 4411	Monitoring Fee (See clause 1.9)	£59	£112	£164

1. The first part of the paper discusses the importance of the study of the history of the United States. It is argued that a knowledge of the past is essential for a full understanding of the present and for the development of a sound policy for the future.

2. The second part of the paper discusses the role of the government in the development of the United States. It is argued that the government has played a crucial role in the development of the country, and that its actions have been guided by a set of principles that have been passed down from generation to generation.

3. The third part of the paper discusses the role of the individual in the development of the United States. It is argued that the individual has played a crucial role in the development of the country, and that his actions have been guided by a set of principles that have been passed down from generation to generation.

4. The fourth part of the paper discusses the role of the community in the development of the United States. It is argued that the community has played a crucial role in the development of the country, and that its actions have been guided by a set of principles that have been passed down from generation to generation.

5. The fifth part of the paper discusses the role of the nation in the development of the United States. It is argued that the nation has played a crucial role in the development of the country, and that its actions have been guided by a set of principles that have been passed down from generation to generation.

4220 4355	Legal Costs Fee (See clause 1.9)	£230	£230	£230
Total		£2,269	£4,087	£5,851

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 9.5 of this Schedule) permitted by the Permission at any time before the Owner shall have notified in writing to the Council the number of bedrooms to be provided on the land under a reserve matters consent and paid to the County Council or caused to be paid to the County Council the relevant Hampshire County Council Transport Contribution (Indexed) as set out in the table at Paragraph Eight of this schedule.

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 9.5 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 relevant Monitoring Fee as set out in the table at Paragraph Eight of this schedule.

9.3 The Owner covenants to pay the Legal Costs Fee to the Council on or before the date of this Undertaking

9.4 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.

9.5 In Paragraphs 9.1 9.2 and 9.4 of this Schedule "Material Operation" means:

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

9.5.2 any work of demolition of a building;

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

9.5.4 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 9.5.3;

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

9.5.6 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.

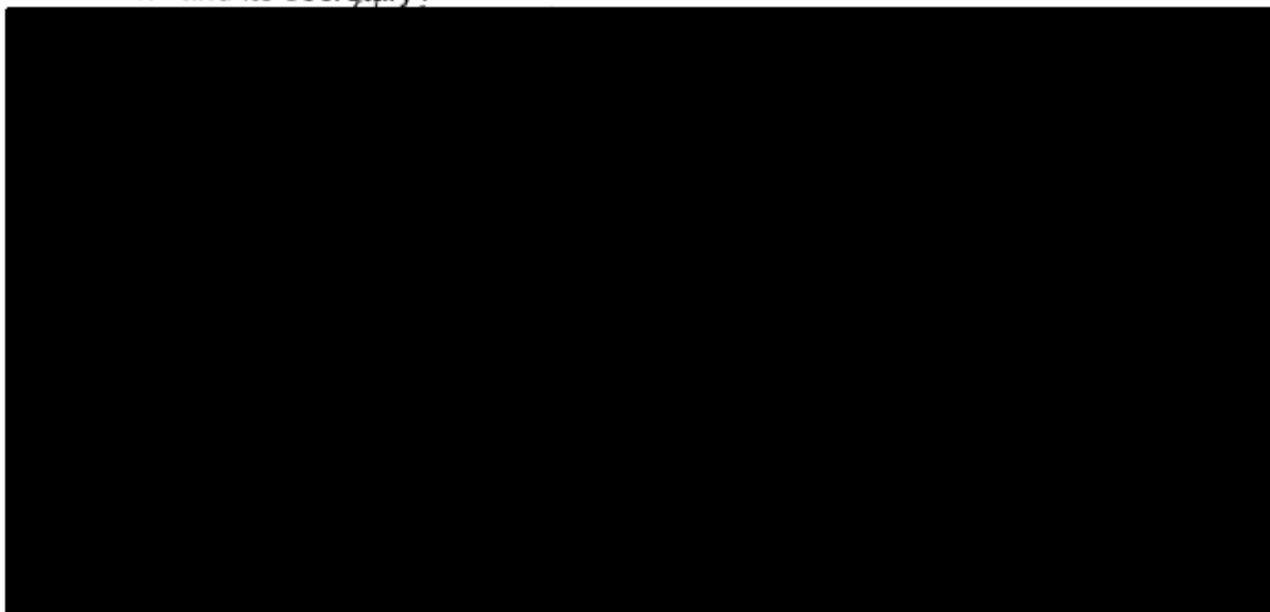
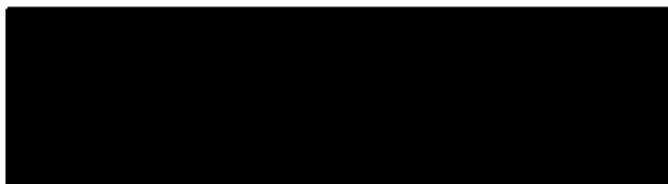
Executed as a DEED by)
Affixing the COMMON SEAL of)

in the presence of:)

Director

Director/Secretary

Signed as a DEED by *me*)
GEOFFREY ALAN FADES)
acting by in the presence of:)
a director and its secretary)





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Civic Centre Road
Havant
Hampshire PO9 2AX
tel 023 9247 4174 fax 023 9248 0263
www.havant.gov.uk



Title:

7 North Close APP/13/00039

Drawn By:

Scale:

1:1250

Drawing No:

PC44/0560

Cleaner, Safer, More Prosperous

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