DATED 10th May 2012

MICHAEL DARLOW

and

KEITH RONALD ATKINS

[and]

THE ROYAL BANK of SCOTLAND plc

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

1A Mengham Road, Hayling Island
Hampshire

THIS DEED OF UNDERTAKING is made the 10th day of May 2012

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 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



[redacted]

	Drawn By: GE
990	Scale: 1:1250
Hayling Island, PO11 9BG APP/11/01351	Drawing No: PC44/0450
Havant BOROUGH COUNCIL	Cleaner, Safer, More Prosperous

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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 1.13 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

1. (See clause 1.8) the Land

The land known as 1A Mengham Road, Hayling Island, in Hampshire shown edged with a heavy black line on the Plan.

2 (See clause 1.12) the Owner(s):

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

MICHAEL DALTON Lyndum House
12 High Street Petersfield GU32 3JG

KEITH RONALD ATKINS

2 Earl Godwin Close Fareham PO16 0DW

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"]

ROYAL BANK of SCOTLAND plc

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"]

MORTGAGE dated 9th MARCH 1995 between the Owners (1) and the Mortgagee (2)

2. (See clause 1.12) the Owner(s):

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

MICHAEL DALTON
Lyndum House 12 High Street
Petersfield GU32 3JG
KEITH RONALD ATKINS
2 East Godwin Close Fareham
PO16 8DW

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"]

THE ROYAL BANK of SCOTLAND PLC
3rd floor
5-10 Great Tower Street
London EC3P 3HX

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"]

MORTGAGE dated 9th MARCH 1995 between the Owners (1) and the Mortgagee (2)

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

APP/11/01351

6. (See clause 1.5) the Development

Proposed change of use from offices to 3No. apartments

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 se[redacted]e Schedule to this D[redacted]

Signe[redacted]

Nam[redacted]

Addr[redacted] - Solicitor

.....

.....

Media House, 4 Stratford Place
London W1C 1AT
Telephone: 0207 355 8900

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

£965 (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 9.3 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 and the County 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.

[redacted]

Executed as a DEED by)
Affixing the COMMON SEAL of)
ROYAL BANK of SCOTLAND)
plc)
in the presence of:)

[redacted]

Director

Director/Secretary

[redacted]

Signed as a DEED by me the said)
MICHAEL DALTON)
~~acting by~~ in the presence of:)
~~a director and its secretary/~~
~~two Directors~~

~~Director~~

~~Director/Secr~~

[redacted]

Signed as a DEED by me)
the said KEITH RONALD)
ATKINS)
in the presence of:)

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:)

Director

Director/Secretary

Signed as a DEED by me)
the said MICHAEL)
DACTON)
~~acting by~~ in the presence of: [redacted]
~~a director and its secretary /~~
~~two Directors~~

~~Dire~~

~~Dire~~

Signed as a DEED by me)
the said KEITH RONALD)
ATKINS)
in the presence of:)

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