Section 106 Unilateral Obligation

THIS UNILATERAL UNDERTAKING is made the ....19th..... day of ....July..... Two thousand and seven

BY CROWNLEAF PROPERTIES LIMITED (the owner) of 13-17 Burlington Place, London W1 and NORTHERN ROCK PLC of Northern Rock House, Gosforth, Newcastle upon Tyne NE3 4PL

TO Adur District Council (the Council) of Civic Centre Ham Road Shoreham-by-Sea West Sussex BN43 6PR

RECITALS

A The Owner is the freehold owner of the land known as 9, 10 and 11 Station Parade, Lancing BN15 8AA (registered at the HM Land Registry under Title Number WSX187545) and shown edged red on the plan attached hereto

B The Council is the Local Planning Authority for the purposes of the Act and for the administrative area in which the land is situated.

C The Owner has now made an application to the Council for Planning Permission under Planning Application Number ADC/0240/07

D The Owner considers that the land should be bound by this Planning Obligation in the manner hereinafter contained

DEFINITIONS

1. In this Deed the following words and expressions shall where the context so admits have the following meanings:

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

1.2 "All Requisite Consents" means all consent Orders or Agreements Authorisations Licences or Permissions necessary to implement the development

1.3 "Application" means the Planning Application allocated reference as above by the Council

1.4 "Development" means the addition of a second floor (with raising of roof) to create two two-bedroom flats at 10 Station Parade

1.5 "Commencement of the Development" means implementation by the carrying out of a material operation as defined in Section 56(4) of the Act

1.6 "The Owner" shall include its successors in title and assigns

1.7 "The Plan" means the plan annexed hereto

1.8 "The Land" means all that land being the land known as 9, 10 and 11 Station Parade, Lancing BN15 8AA shown edged red on the Plan

1.9 "The Planning Obligation" means the planning obligation set out in the Schedule to this Agreement

1.10 "The Planning Permission" is the Permission granted under Application Number ADC/0240/07

MAIN OPERATIVE CLAUSES

2.1 THIS Undertaking is made pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) Section 111 of the Local Government Act 1972 and all other powers and enactments thereby enabling and which may be relevant for the purposes of the enforcement of covenants and or obligations contained herein to the intent that it shall bind the Owner and its successors in title and assigns each and every part of the land

2.2 THE Owner hereby covenants with the Council that it will comply in all respects with the Planning Obligations set out and contained in the Schedule hereto to the effect that the land and every part thereof shall be permanently subject thereto

2.3 The Mortgagee confirms its consent to the Owner entering into this Deed of Unilateral Undertaking

2.4 THIS Planning Obligation is conditional upon and shall be of no effect until the Planning Permission has been granted. If the Planning Permission is cancelled revoked or otherwise withdrawn this Deed shall cease to have effect.

2.5 A person (other than the Council) who is not a party to this Deed shall have no right under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this Deed

2.6 THIS Deed is a Local Land Charge and is registrable as such by the Council

2.7 THIS Deed shall be governed by and construed in accordance with the Laws of England and each of the parties hereby submits to the exclusive jurisdiction of the English Courts

Land Registry
Current title plan

Title number WSX187545
Ordnance Survey map reference TQ1804SW
Scale 1:1250
Administrative area WEST SUSSEX: ADUR

Fladgate Fielder

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authorised to sign plan on behalf of Nathan Rock plc.



This is a print of the view of the title plan obtained from Land Registry showing the state of the title plan on 05 April 2007 at 10:11:19. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 7 - Title Plans.

This title is dealt with by Land Registry, Portsmouth Office.

2.8 ANY Notice consent or approval required to be given under this Undertaking shall be in writing and shall be delivered personally or sent by prepaid first class recorded delivery post telex or facsimile transmission. The address for service of any such notice consent or approval as aforesaid shall in the case of the parties be the address given in the above hereto or such address for service as shall have previously been notified by the party and in the case of the Council shall be Adur District Council Civic Centre Ham Road Shoreham-by-Sea West Sussex BN43 6PR

2.9 THE Owner agrees to paying the Council's reasonable legal costs in checking that the contents of this Undertaking are correct and the Owners title valid

2.10 THE Mortgagee consents to the Owner entering into the Undertaking and acknowledges that this Undertaking binds the land. The Mortgagee shall only be liable for any breach of this Undertaking if it has itself caused the breach whilst the Mortgagee is in possession. It shall not be liable for any pre-existing breach

2.11 THIS Deed may be executed in Counterparts each of which will constitute one and the same document

THE SCHEDULE

The Owner hereby covenants with the Council that it will within 7 days of the commencement of the development pay the sum of £1,430 (one thousand four hundred and thirty pounds) to the Council as a contribution towards sustainable transport improvements in the area being comprised within the list of "Schemes to be progressed if developer funding is available".

EXECUTED AS A DEED by
CROWNLEAF PROPERTIES LIMITED

Director

Director/Secretary

The Common Seal of
NORTHERN ROCK plc was hereunto
affixed to this Deed in the presence of:

[redacted]

29/06/07

By authority of the Board of Directors