ADC/0389/07

PLANNING SERVICES MANAGER SECTION 106 UNILATERAL OBLIGATION

THIS UNILATERIAL AGREEMENT is made the 16th day of August. Two thousand and seven BY SHEILA RANKIN ("the Owner") of 32 Finches Close Lancing West Sussex BN15 8PP and the ROYAL BANK OF SCOTLAND PLC of PO Box 300 Brighton East Sussex BN1 9TE

TO ADUR DISTRICT COUNCIL ("the Council") of Civic Centre Ham Road Shoreham by Sea West Sussex BN43 6PR

RECITALS

A. The Owner is the registered owner of the land known as 67 Manor Road Lancing West Sussex BN15 0HB (registered at H.M. Land Registry under title number WSX82772) 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/0389/07/GP

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 proposed re-development with two detached three bedroom dwellings new access onto Manor Road and one detached garage

1.5. "Commencement of the Deveopment" 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 67 Manor Road Lancing West Sussex BN15 0HB shown edged red on the Plan

WE CERTIFY THIS TO BE A TRUE COPY OF THE ORIGINAL

[redacted]

DEIBEL & ALLEN
KEASLEY HOUSE. 10 FRANKLIN ROAD
PORTSLADE. EAST SUSSEX BN41 1AF

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/0389/07/TP

MAIN OPERATIVE CLAUSES

2.1. This Undertaking is an Agreement 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 registerable 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

2.8. Any Notice Consent or Approval required to be given under this Agreement 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 Agreement are correct and the Owner's title valid

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

The Schedule

The Owner hereby covenants with the Council that it will within seven days of the commencement of the development pay the sum of £2,275.00 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)
SHEILA RANKIN in the)
presence of:

Sheila Rankin

(witness signature) [redacted]

(witness name) MR. C. M. CHALCRAFT

(address) 42 PRIDEAUX ROAD
EASTBOURNE
EAST SUSSEX
BN21 2NF

(occupation) ACCOUNTANT

SIGNED on behalf of the)
ROYAL BANK OF SCOTLAND PLC)

Director

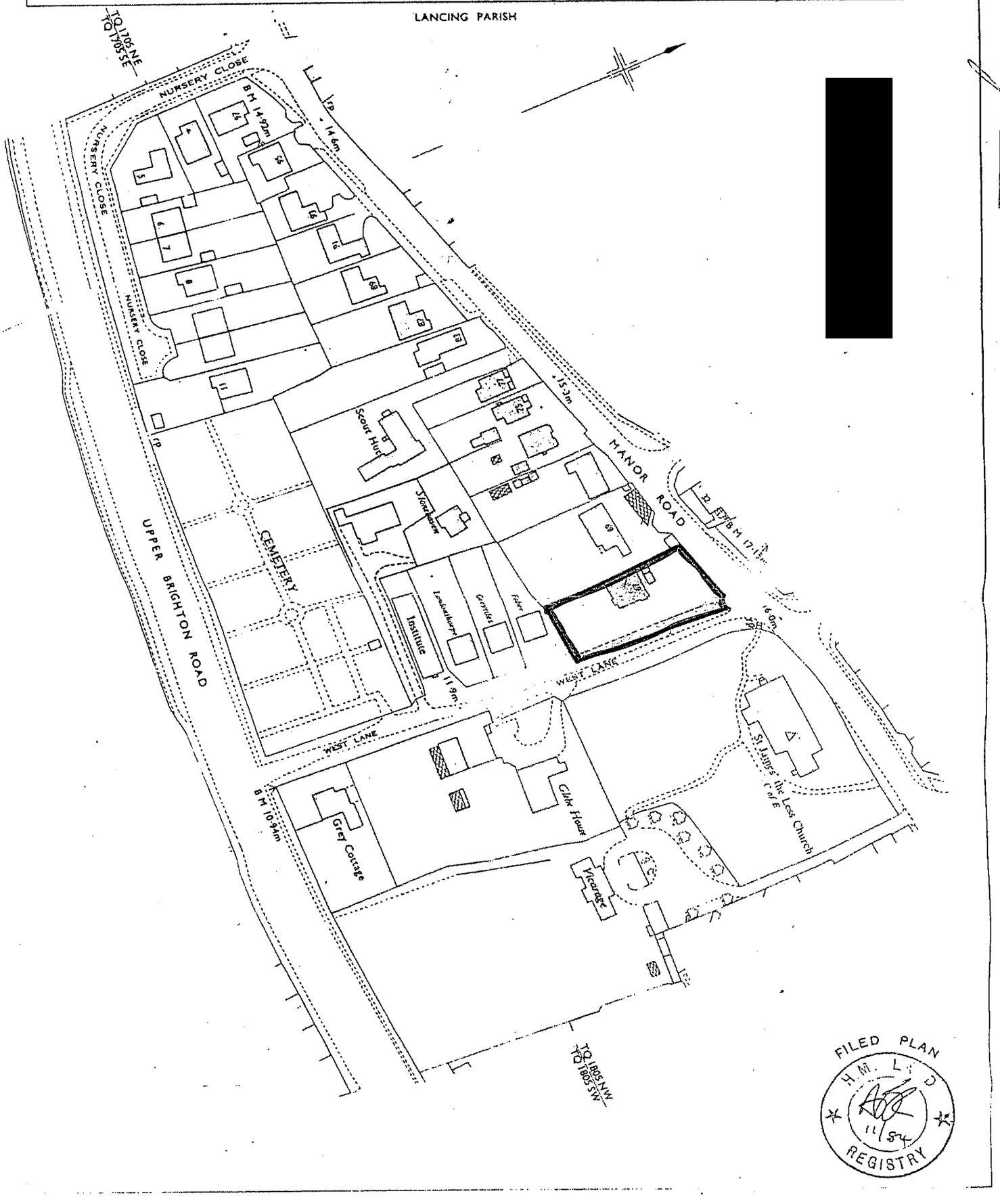
Secretary

Signed as a deed by
[redacted]
[illegible] capacity
[illegible] Credit
[illegible]
behalf of Royal Bank of
Scotland Plc

In the presence of
[redacted]
Bank Official
[redacted]
Sheffield Credit Documentation
PO Box No. 502
2nd Floor, 42 High Street
Sheffield. S1 2YW

H.M. LAND REGISTRY		TITLE NUMBER WSX 82772	
ORDNANCE SURVEY PLAN REFERENCE	TQ 1805	SECTION O	Scale 1/1250
COUNTY WEST SUSSEX	DISTRICT ADUR		© Crown copyright 1983

LANCING PARISH



[redacted]

Manager

1641025004

This official copy issued on 29 January 2007 shows the state of this title plan on 29 January 2007 at 10:42:40.
It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).
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.
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