DATED JULY 2025

W&JC Edwards

To

Huntingdonshire District Council

UNILATERAL UNDERTAKING

Pursuant to Section 106 of the Town and Country Planning Act 1990

relating to a wheeled bin contribution arising from proposed replacement of agricultural barns with 4 dwellings at

Lodge Farm, Raveley Road, Great Raveley, Huntingdon, PE28 2QZ

THIS UNDERTAKING is made the 9th day of July two thousand and twenty five

By

1. Parties

1.1 W&JC Edwards, Lodge Farm, Great Raveley, Huntingdon, Cambs. PE28 2QZ

And given to

1.2 The Council

2. Definitions and Interpretation

2.1 In this Deed:

2.1.1 “the Council” means Huntingdonshire District Council of Pathfinder House, St. Mary’s Street, Huntingdon, Cambridgeshire, PE29 3TN.

2.1.2 "1990 Act" means the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991 and the Planning and Compulsory Purchase Act 2004

2.1.3 "Commencement of Development” means the implementation of the Planning Permission by the carrying out of a material operation as defined by Section 56(4) of the Act save that for the purposes of determining whether a material operation has been carried out, ground and archaeological investigations, site clearance and demolition, the erection of fences and hoardings and the creation of a site compound, temporary access and haul roads shall be disregarded

2.1.4 "Deed" means this Deed

2.1.5 "Application" means the application made valid on 4 February 2025 for planning permission (ref. no. 25/00201/FUL) for the development of the Site by the replacement of agricultural barns with 4 dwellings

2.1.6 "Permission" means planning permission granted pursuant to the Application

2.1.7 "the Plan" means the plan annexed hereto

2.1.8 “Site" means the land situated at Lodge Farm Raveley Road Great Raveley Huntingdon PE28 2QZ, aforesaid shown edged red on the Plan

2.1.9 “Wheeled Bin Contribution” means the sum of £456 towards the provision of wheeled bins facilities for the Development

2.2 In this Deed where the context so requires references:

2.2:1 to Clauses are references to Clauses in this Deed

2.2:2 to any Act of Parliament refers to the Act as it applies at the date of this Deed and any later amendment or re-enactment of it

3 Recitals

3.1 The Owner is the owner of the freehold of the Site (which is registered with title absolute at HM Land registry under Title number CB448587)

3.2 The Council is the local planning authority within the meaning of the 1990 Act for the area within which the Site is situate and by whom the obligations on the part of the Owner herein contained will be enforceable

4. Legal Effect

4.1 This Deed is made pursuant to Section 106 of the 1990 Act to the intent that it shall bind the Owner and its successors in title to each and every part of the Site as herein provided and the covenants contained in Clause 5 hereof are planning obligations for the purposes of Section 106 of the 1990 Act

4.2 This Deed (except clause 6 which shall have immediate effect) shall come into effect upon the grant of the Permission

4.3 This Undertaking is a local land charge and will be registered as such

5 The Owner's Covenants

The Owner covenants with the Council to make the Wheeled Bin Contribution to the Council within 14 days of the Commencement of Development ensuring planning permission (reference number 25/00201/FUL) is quoted with the payment.

6. Interest on Late Payment

In the event of any delay in making the Wheeled Bin Contribution interest shall be payable on the amount payable at the rate of four per cent per annum above National Westminster Bank Plc base lending rate from time to time in force from the date that the Wheeled Bin Contribution falls due to the date of actual payment

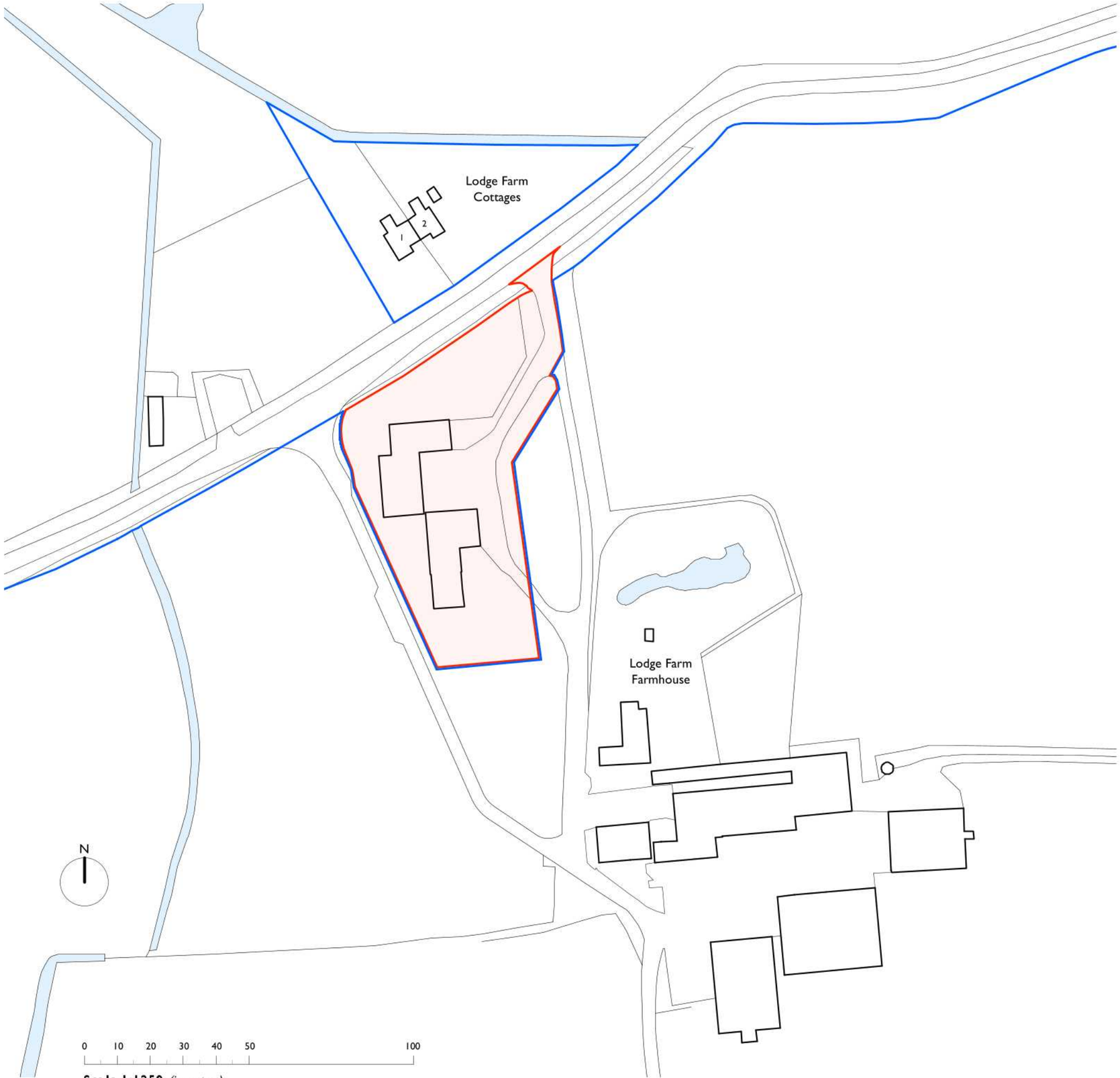
7. Rights of Third Parties

For the avoidance of doubt none of the provisions of the Contract (Rights of Third Parties) Act 1999 shall apply to this Deed

SIGNED and delivered as a deed by W&JC Edwards the said Owner

Executed and delivered as a Deed
by the Owner Acting by two directors





GENERAL NOTES

Drawings are based on survey information and may not accurately represent what is physically present

Do not scale from this drawing. All dimensions must be checked on site before proceeding with the works. Graham Handley Architects must be notified of any discrepancies.

All dimensions are in millimeters unless noted otherwise.

This drawing must be printed in colour.

Revisions:

A	18.12.24	First Issue

PRELIMINARY

Proposed Farmyard Redevelopment
Lodge Farm, Great Raveley

Site Location Plan

Scale: 1250@A3

24-1252 PL 01 Rev: A

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GRAHAM HANDLEY ARCHITECTS