Form Reference number: ZPQQQ1DD	**Form title:** Unilateral Undertaking for Wheeled Bin Contributions

Page: Unilateral Undertaking

Please note this is a legal and binding document.

Date of application	**30/01/2026**

Section: Owner

First name	**Jeff**
Last name	**Fenton**
Email address (you must provide an email address so the contract can be sent for you to sign and return)	[redacted]

TO

Huntingdonshire District Council

Pursuant to Section 106 of the Town and Country Planning Act 1990 relating to a wheeled bin contribution arising from proposed residential development at:

Development address	**Unit 9, Meadow Park, Meadow Lane Business Park, St. Ives, Cambridge, PE27 4LG**

THIS UNDERTAKING is made on the date:

Date of undertaking	**12/01/2026**

By

1. Parties

1.1 Full name and address of "The Owner"	**Jeff Fenton** **For and on behalf of Meadow Park (St Ives) Ltd** **60 Victoria Park, Cambridge CB4 3EL**
1.2 Full name and address of the "The Mortgagee"	**none**

And given to

1.3 The Council

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Page: 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

2.15 "Application" means the application dated (please add date)	**30/01/2026**
For planning permission (provide planning reference number) for the development of the Site by the provision of the site detailed below	**25-01111/FUL**
Site address of planning application	**Unit 9, Meadow Lane Business Park, St. Ives, Cambs, PE27 4LG**

2.16 "Permission" means planning permission granted pursuant to the Application.

2.17 "the Plan" means the plan annexed hereto (UPLOAD PLAN BELOW)

2.1.8 "Site" means the land situated at aforesaid shown edged red on the Plan (UPLOADED)

The red line plan can be site location red line plan submitted with the application

Section: Information upload

Ensure you have uploaded a plan, without a plan your application will be invalid.

Uploaded files*

1361.SU-00 - Rev E.pdf

* If empty, no files were uploaded

I can confirm I have uploaded a red line plan for the application site as required	**I confirm**
2.19 "Wheeled Bin Contribution" means the sum of £ ENTER VALUE BELOW (or 114 per dwelling and 669 per communal bin) towards the provision of wheeled bins facilities for the development OR where final numbers of dwellings is unknown at the time, the sum will be calculated following Reserved Matters Approval and you can type 0	**2007**

2.20 In this Deed where the context so requires references:

2.21 To Clauses are references to Clauses in this Deed

2.22 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) (subject to a legal charge in favour of the Mortgagee)

Title Deed Number	**?**

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) 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

8. Consent

The Owner hereby certifies that the Mortgagee has consented to the completion of this Undertaking and acknowledges that from the date hereof the Site shall be bound by the covenants restrictions and stipulations contained herein

Form Reference number: ZPQQQJDD

Form title: Unilateral Undertaking for Wheeled Bin Contributions

Page: Declaration

Review your answers

Before submitting your form you can review all of the answers you have given so far by clicking on the link below.

Open a read only view of the answers you have given (this will open in a new window)

Declaration

By submitting this form you are agreeing to the following declaration.

☑ I declare that the information I have provided on this form is accurate. I will sign and date the completed form and return.

Now submit your form using the submit button below.

The Owner hereby certifies that the Mortgagee has consented to the completion of this Undertaking and acknowledges that from the date hereof the Site shall be bound by the covenants restrictions and stipulations contained herein.

You will receive a copy of this completed form by email, please print and sign and return to **developmentcontrol@huntingdonshire.gov.uk**

(IF INDIVIDUAL)

SIGNED and delivered as a deed by the said Owner
(Signature)

in the presence of :

(Print name)

(Signature)

(Address of witness)

(Occupation of witness)

(IF ORGANISATION)

[redacted]



0 10 20 30 40 50 100

Distance (m)

Crown copyright 2013 Licence No. 100047474

This scheme is subject to Town Planning and all other necessary consents. Dimensions, areas and levels where given are only approximate and subject to site survey. All dimensions are to be checked on site, do not scale. This drawing is to be read in conjunction with all relevant consultants' and/or specialists' drawings / documents and any discrepancies or variations are to be notified to the architects before the affected work commences. All queries relating to design of foundations, floor slabs and any structural elements are to be referred to the structural engineering consultant for resolution. All feasibility studies are subject to full site survey.

The workmanship of all relevant trades and building operations shall comply with the recommendations of British Standard (BS) 8000:1989 parts 1-15 inclusive.

All design and construction is to be in accordance with the Construction, Design and Management Regulations 2015.

Existing buildings remain unsurveyed.

Revisions:

SURVEY

client: Meadow Park

project: Residential Development

address: Meadow Lane Business Park
St. Ives, Cambs, PE27 4LG

drawing: Site Location

drwg no.	rev
1361.SU-00	E
scale: 1:1250 @ A3	date: July '24

GooseArchitects Ltd.

Studio 18
23 King Street
Cambridge
CB1 1AH

RIBA

tel: 01223 967979
e-mail: info@goosearchitects.co.uk
web: www.goosearchitects.co.uk