

Application Reference Number (office use).....

**THIS UNDERTAKING** is given the 23 day of November two thousand and twenty three

**BY:**

**Jonathan Burrough of Peradon Farm, Clyst Hydon, Cullompton, Devon, EX15 2NG**  
("the Owner")

**TO**

**THE COUNCIL OF THE DISTRICT OF EAST DEVON** of Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ ("the Council")

**Background**

- 1 I am the Owner of the land situated at Peradon Farm, Clyst Hydon, Cullompton, Devon, EX15 2NG (being the land shown edged red on the plan annexed hereto)
- 2 The Council is the local planning authority for the area within which the land is situated
- 3 I have applied to the Council for planning permission to develop the land by replacing the agricultural shed with planning for residential development with a new residential dwelling ('The Development') and have submitted this undertaking in support of the Application Reference Number (office use).....
- 4 This Undertaking is given pursuant to Section 111 of the Local Government Act 1972.

**Definitions**

In this Undertaking: "**Dwelling**"

Means a building or part of a building designed for residential occupation by a single household and "Dwellings" shall be construed accordingly

**"Pebblebed Heaths Special Protection Area Habitat Mitigation Contribution"**

means the sum of £196.81 per dwelling to be paid by the Owner to avoid or mitigate against any adverse effect of the development on the Pebblebed Heaths Special Protection Area in accordance with the Habitats Directive, the South-east Devon European Site Mitigation Strategy, and Strategies 47 and 50 of the East Devon Local Plan 2013 – 2031.

The Owner on behalf of himself is making the attached payment to the Council to address the requirements of the policies stated above and that the **Pebblebed Heaths Protection Area Habitat Mitigation Contribution** has been paid to the Council for the defined purposes to be held by the Council and used solely for those purposes upon The Development being commenced.

I understand in the event that:

- i. Planning permission is refused for The Development and six months has elapsed from the date of that decision without a planning appeal having been made, or
- ii. The Development has not been commenced and the planning permission is no longer capable of being implemented, or
- iii. Any Planning Appeal submitted in respect of The Development has been dismissed

then the **Pebblebed Heaths Special Protection Area Habitat Mitigation Contribution** will be returned to the Owner on written application to the Council.

By signing this undertaking the Owner confirms that where the land is owned by more than one person this undertaking has been given jointly and severally by all such persons constituting the Owner and that the above undertakings shall be enforceable by the Council against the Owner.

For the purposes of the Contracts (Rights of Third Parties) Act 1999 it is agreed that nothing in this Undertaking shall confer on any third party (other than the Council) any right to enforce or any benefit of any term of this Undertaking

**SIGNED:** [REDACTED] **...(OWNER)**

In the presence of:

**Witness Name:** IAIN DURNO

**Witness Address:** BROAD ACRE  
CLYST HYDON, DEVON  
EX15 2NH

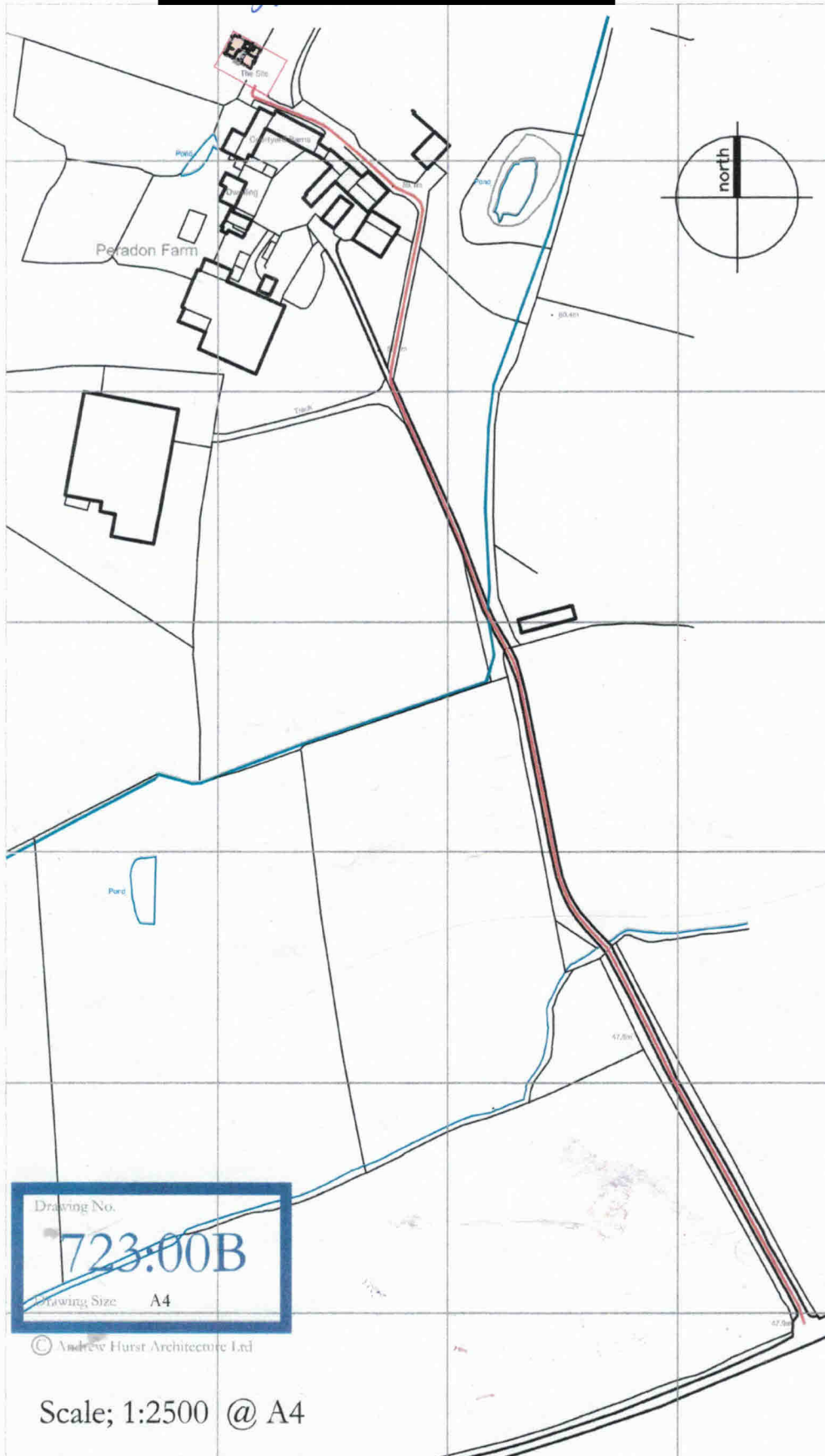
**For office use only:**

**Application Reference:** .....

**Application Determined:** ...../...../..... (Approved/ Refused)

**Six month threshold:** ...../...../.....

**Appeal Submitted:** yes / no (Allowed / Dismissed)

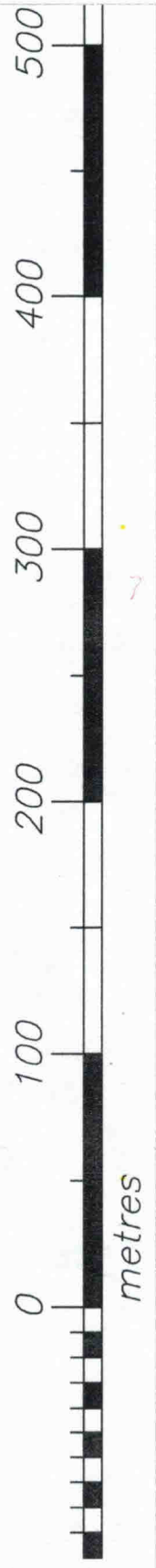


Drawing No.  
**723:00B**  
 Drawing Size A4

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Scale; 1:2500 @ A4

measurements at 1:2500 scale



**LOCATION PLAN**

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 Reference number 100051661.

Proposed Barn Conversion at  
 Peradon Farm, Clyst Hydon, EX15 2NG  
 Location Plan - Truslands Barn