

Provision of the contribution is secured by completion of a Unilateral Undertaking (UU).

To begin progress on this please provide evidence of title to the location of the site in the form of an up to date Official Copy of Register of Title from the Land Registry entries, dated no more than 4 weeks before the date of this letter, including the registered title plan from the Land Registry, both of which can be purchased online at www.landregistry.gov.uk. If the title is unregistered the landowner's solicitor will be required to complete a Certificate of Title for Unregistered Land (please request a copy if needed). Please note, if there is a mortgage on the property, the Mortgagee may also be required to execute the document which may take in excess of 3 weeks to be returned.

More information on this request can be found at the following link:

<https://essexcoast.birdaware.org/home>

The necessary consultations will take place to establish whether additional obligations under Section 106 of the Town and Country Planning Act 1990 are required, for example, public open space, affordable housing etc. Please note that the preparation of the planning obligation will incur a fee. You will be informed of the preparation fees once the precise requirements of the agreement are established.

Please note that the submission of the UU/Section 106 agreement must not be taken to mean that the development is acceptable in all other respects and that planning permission will be granted. The planning application remains to be determined by powers delegated to the Assistant Director of Planning, or by the Planning Committee.

Yours faithfully

PLANNING SERVICES