

THIS UNDERTAKING is given the 26th day of March two thousand and twenty four

BY:

James Willcocks of Upham Farm, Farringdon, Exeter, Devon, EX5 2HZ ("the Applicant/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 have applied for planning permission to develop the land situated at **Upham Farm, Farringdon, Exeter, Devon, EX5 2HZ** (being the land shown edged red on the plan annexed hereto) by carrying out **Demolish existing barn, proposal for 1no dwellinghouse with detached garage/workshop, and associated works.** ('The Development').
- 2 The Council is the local planning authority for the area within which the land is situated
- 3 I have submitted this undertaking in support of the Application Reference Number 24/0604/FUL
- 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 and Exe Estuary Special Protection Area Habitat Mitigation Contribution "

means the sum of £367.62 per dwelling to be paid by the Owner to avoid or mitigate against any adverse effect of the development on the Pebblebed Heaths and Exe Estuary 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.

I am making the attached payment to the Council to address the requirements of the policies stated above and understand that the **Pebblebed Heaths and Exe Estuary Special 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 also 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 and Exe Estuary Special Protection Area Habitat Mitigation Contribution** will be returned to the payee on written application to the Council.

By signing this undertaking, I confirm 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... (APPLICANT/OWNER)

Witness Name: SARAH HOPKINS

Witness Address: 15 GARRATT CLOSE
EXMOUTH EX8 5PJ.

For office use only:

Application Reference:

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

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

Appeal Submitted: yes / no (Allowed / Dismissed)