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Chapman Lily Planning Ltd
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Date: 27th January 2026
Our Reference: GM 4832

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Dear Sir/ Madam,

Application under Section 106A of the Town and Country Planning Act 1990 to discharge the planning obligations relating to planning applications S/1996/1254/TP relating to Number 113 and S/1997/1578/TP relating to Number 115 Exeter Street, Salisbury, Wiltshire SP1 2SF.

Please accept this letter as a formal application made on behalf of Dr Roger Harding to fully discharge the planning obligations relating to planning applications S/1996/1254/TP and S/1997/1578/TP. I submit this application alongside your Section 106 compliance checking service form as your website indicates that this is the appropriate procedure. I have made arrangements to pay the appropriate fee of £140.00 in relation to the charge levied by the Council of £70.00 per agreement.

The planning obligations are dated the 2nd of March 1999 [‘the planning obligation’] and relates to the following applications:

REFERENCE	DESCRIPTION	DECISION
S/1996/1254/TP (113 Exeter Street)	Conversion of existing school house into 6 x 1-bedroom social housing units	Granted – 15 th March 1999
S/1997/1578/TP (115 Exeter Street)	Erection of 5 x 1-bedroom and 2 x 2-bedroom affordable housing units.	Granted – 18 th March 1999

Chapman Lily Planning Limited
Registered company number: 9402101 Registered in England & Wales
Registered office: Unit 5, Designer House, Sandford Lane, Wareham, BH20 4DY



I attach a copy of the obligation relating to 115 Exeter Street, dated 2nd March 1999. A copy of the obligation relating to 113 Exeter Street is not available on the Council's website but is understood to be identical to that for 115 Exeter Street. This application therefore requests the full discharge of both obligations for the reasons set out below.

It is requested that in making this application Wiltshire Council enter into negotiations with the applicant with regard to discharging the content and requirement of the planning obligations as per Section 106A 1(a) of the Town and Country Planning Act 1990.

Dr Roger Harding is the person against whom the planning obligation is enforceable being the registered owner of the sites as confirmed by the Land Registry for a period of 21 days prior to this application.

It is requested that the obligations are fully discharged and are no longer registered as a deed.

Requested modifications:

It is requested that the obligations relating to Numbers 113 and 115 Exeter Street, Salisbury (That for 115 being dated 2nd March 1999) are fully discharged in respect of their requirements that the dwellings at each address be limited to affordable housing.

It is understood that the only other provision of the agreements, relating to payment of commuted sums for off site open space, has been complied with.

Reason for the request

The owners of the properties at 113 and 115 Exeter Street have leased the properties to a Housing Association (A2 Dominion) for some time. A2 Dominion have decided not to renew their lease on the properties which expires in February 2026.

The owners have made extensive efforts to approach alternative Registered Providers to take a lease on the properties but without any interest being expressed. Accompanying this request to discharge the planning obligation is a set of correspondence with Registered Providers of affordable homes, which, in summary, demonstrates:

- Correspondence with Wiltshire Council Housing officers and Enabling team seeking advice on possible contacts for Registered Providers who might be interested in leasing the dwellings;
- Correspondence with Salisbury City Council which confirms this authority no longer deals with affordable housing and would not have any interest in the dwellings.
- Correspondence with a series of Registered Providers who operate in the Salisbury area, all of which indicate no interest in leasing the properties.

The outcome of this exercise is that the owner, Dr Harding, is left with no other option than to let the properties on the open market.

Dr Harding has leased the properties in good faith in accordance with the relevant planning consents and Section 106 Agreements, since 1999. Dr Harding is himself not a Registered Provider of affordable homes and cannot therefore reasonably be obligated to maintain the dwellings at Exeter Street as affordable dwellings in the absence of any Provider taking on the lease and management of the properties.

I hope that having regard to the above you are able to agree to the requested full discharge of the obligations relating to 113 and 115 Exeter Street. I would be happy to discuss with you and respond to any questions or queries you may have.

I look forward to receiving confirmation of your receipt of this application to fully discharge the Planning Obligations and your agreement to or comments on the requested modifications.

Yours sincerely

Simon Trueick, BA (Hons), DipTP, MRTPI

Technical Director

Enclosures:

- (1) Pack of correspondence with Registered Providers.
- (2) Pack of correspondence relating to the S106 Agreement for 115 Exeter Street