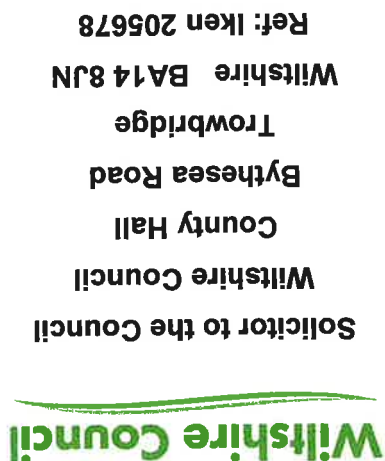




Unilateral Undertaking under Section 106 of the Town and Country Planning Act 1990
and all other enabling powers
relating to land lying to the north-west of North Farm House, Great Durnford,
Salisbury SP4 6BE
Planning Application Reference PL/2026/02661

ANTHONY ALAN STRANGE and JULIE ANNE STRANGE
TO
WILTSHIRE COUNCIL

DATED 21st September 2026

THIS OBLIGATION BY WAY OF UNILATERAL UNDERTAKING IS MADE ON
24th September 2026

BY

(1) **Anthony Alan Strange and Julie Anne Strange** of Clayfords, Salisbury Road,
Plattford, Romsey SO51 6EE (Owner) and

TO

(2) **WILTSHIRE COUNCIL** of County Hall, Bythessea Road, Trowbridge, Wiltshire, BA14
8JN (Council)

BACKGROUND

(A) The Owner is the freehold owner of the Land registered at the Land Registry under
title number WT434158 shown for the purposes of identification only edged red on the
Plan.

(B) The Council is the local planning authority for the purposes of the Act for the area in
which the Land is situated.

(C) The Owner has submitted the Planning Application to the Council for the Development

(D) Self-Build Developments and Custom Build Developments are recognised as
contributing towards a national objective of providing diversification in the housing
market and as such these proposals are afforded favourable weight in planning
decisions. This Unilateral Undertaking is considered necessary to ensure that the
Planning Permission will be implemented in accordance with the applicable Self-Build
and Custom-Build criteria and legislation.

(E) The Owner enters into this Deed, to ensure that the Development will remain a Self-
Build Dwelling for the Occupation Period.

(F) The planning obligations contained in this Deed are relevant, proportionate and
necessary.

(G) The Council has resolved to grant planning permission for the Development subject to conditions and the prior completion of this Deed in the interests of the proper planning of the area.

NOW THIS UNILATERAL UNDERTAKING WITNESSES AS FOLLOWS:

1. Definitions

The definitions and rules of interpretation in this clause apply in this Deed:

"the Act" means the Town and Country Planning Act 1990 (as amended).

"CIL Regulations" means the Community Infrastructure Levy Regulations 2010 (as amended)

"Commencement of Development" means the date on which any material operation as defined in section 56(4) of the Act forming part of the Development begins to be carried out and in the context of a Residential Unit or Residential Units the material building operation or development in accordance with Section 56 of the Act shall refer to that Residential Unit or Residential Units and "Commence" and "Commenced" shall be construed accordingly.

"Custom- Build Development(s)" means development in which the Owner has had the primary input into the final design and layout, to be Occupied by the Owner (or the Owner's immediate family) as their principal residence in compliance with the requirements of the Self-build and Custom Housebuilding

“Development”

means the development the subject of
the Planning Permission

“Land”

means the land lying to the north-west of
North Farm House, Great Durnford,
Salisbury SP4 6BE shown edged red on
the Plan.

“Occupation” and “Occupied”

means occupation of the completed Self-
Build Dwelling by the Owner or the
Owner’s immediate dependents for the
purposes permitted by the Planning
Permission and **“Occupied”** and
“Occupy” shall be construed
accordingly.

“Occupation Date”

means the date upon which the
completed Self-Build Dwelling is first
Occupied as notified to the Council with
the service of the Occupation Notice in
accordance with this Deed.

“Occupation Notice”

means the notice in writing to be served
upon the Council by the Owner notifying
it of the Owner’s intention to Occupy the
Land, a copy of which is contained within
Annex B.

"Occupation Period" means the continuous period of 3 (three) years from the Occupation Date.

"Plan" means the plan or drawing attached to this Deed as Annex A and referenced 567-13 Rev B, dated June 2026. The plan is for the purposes of identification only.

"Planning Application" means the planning application for full planning permission for demolition of existing agricultural barn and erection of a new dwelling, landscaping and associated works and allocated reference number PL/2026/2661.

"Planning Permission" means the planning permission for the Development that may be granted pursuant to the Planning Application and/or any subsequent permission granted pursuant to an application under s73 TCPA.

"Self-Build Development(s)" means development which is to be Occupied by the Owner or the Owner's immediate family only as their principal residence in compliance with the requirements of the Self-build and Custom House building Act 2015 (or such other replacement or successor legislation)

2.6. The headings throughout this Deed are for convenience only and shall not be taken into account in the construction and interpretation of this Deed.

2.5. Insofar as different parts of or interests in the Land are owned by different persons each person covenants with the Council and with one another to co-operate insofar as they are able to ensure that the covenants herein on behalf of "the Owner" are fulfilled as expeditiously as possible.

2.4. Wherever there is more than one person named as a party and where more than one party undertakes an obligation (including by becoming a successor in title) all their obligations can be enforced against all of them jointly and against each individually.

2.3. Words importing persons include companies, corporations and vice versa and all such words shall be construed interchangeable in that manner.

2.2. Words importing the singular include the plural and vice versa.

2.1. Words importing the masculine include the feminine and neuter gender and vice versa.

2. Construction of this Deed

means days on which clearing banks in the City of London are open to the public and for the avoidance of doubt such days shall not include any Saturday, or Sunday, New Year's Day, Good Friday, Easter Monday, May Day, Christmas Day, and Boxing Day.

"Working Day(s)"

means the dwelling which is permitted to be erected pursuant to the Planning Permission as Self-Build Development.

"Self-Build Dwelling"

2.7. Any reference to a clause paragraph schedule or plan is to one in to or attached to this Deed and any reference to this Deed includes any schedule, plan, annexure or other attachment to this Deed.

2.8. In the absence of contrary provision any reference to a Council document to be completed which is annexed or referred to in this Deed shall be the Council document which is current and in force at the date of its completion.

2.9. In the absence of contrary provision any reference to a statute or statutory instrument includes any statute or statutory instrument amending consolidating or replacing them respectively from time to time and for the time being in force and reference to a statute includes any statutory instrument direction or specification made or issued under the statute or deriving validity from it.

2.10. References to any party to this Deed shall include the successors in title to that party and to any deriving title through or under that party and successors to any statutory functions of the Council.

2.11. Covenants to do or not to do an action shall include respectively a covenant to permit or not to permit that action to be done.

3. Statutory provisions

3.1. This Deed is given pursuant to Section 106 of the Act and all other enabling powers and may be enforced by the Council pursuant to those powers.

3.2. The covenants restrictions and requirements created by this Deed are planning obligations for the purposes of Section 106 of the Act to the intent that it shall bind the parties and their respective successors in title to each and every part of the Land and are enforceable by the Council as local planning authority.

3.3. It is acknowledged that the obligations contained in this Deed are:

- 3.3.1. necessary to make the Development acceptable in planning terms;
- 3.3.2. directly related to the Development; and
- 3.3.3. fairly and reasonably related in scale and kind to the Development

in accordance with the requirements of Regulation 122 of the CIL Regulations.

4. Commencement

4.1. This Deed takes effect on the grant of the Planning Permission.

4.2. The Owner shall notify the Council of the Commencement of Development, and the Owner agrees that no time shall run to the detriment of the Council if and so long as the Owner has failed to serve notice.

4.3. If the Owner has not provided the information referred to in clause 4.2 above within 20 Working Days of its becoming available the Council shall have the right to obtain this information by other reasonable means and to charge the Owner its costs in obtaining this information subject to a maximum of one thousand pounds (£1,000) per time **PROVIDED THAT** the information is in fact obtained as aforesaid and reasonable evidence of this is provided by the Council to the Owner.

5. The Owner's Covenants

The Owner will observe and perform the obligations set out in this Deed and Schedule 1.

6. General

6.1. Nothing in this Deed constitutes an obligation to grant planning permission or any other approval consent or permission required from the Council in the exercise of any other statutory function and nothing in this Deed constitutes any such approval, consent or permission.

6.2. This Deed does not and is not intended to confer a benefit on a third party within the meaning of the Contracts (Rights of Third Parties) Act 1999 (other than any replacement body of the Council).

6.3. Insofar as any clause or clauses or any part thereof of this Deed are found (for whatever reason) to be invalid illegal or unenforceable then such invalidity illegality or unenforceability shall not affect the validity or enforceability of the remaining provisions of this Deed.

Any notice or other communication given or made under this Deed shall be in writing and (unless otherwise herein provided) shall be deemed to be sufficiently served if sent by pre-paid first class post or other next working day delivery service to the address of the party specified in this Deed or to such other address (in substitution thereof) as may be notified in writing by that party from time to time for this purpose and in the case of the Council shall be addressed to the Head of Legal Services and

7. Notices

Wales and the parties submit to the non-exclusive jurisdiction of the Courts of England and Wales.

6.10. This Deed is governed by and interpreted in accordance with the law of England and

obligations under all public and private statutes byelaws and regulations.

6.9. Nothing contained or implied in this Deed shall prejudice affect fetter or restrict the rights powers duties and obligations of the Council in the exercise of its functions as Local Planning Authority or any other statutory function rights duties powers and

(whether or not on appeal) after the date of this Deed.

6.8. Nothing in this Deed shall prohibit or limit the right to develop any part of the Land in accordance with a planning permission (other than the Planning Permission) granted

Charges Register of the Registered Title to the Land at the Land Registry.

6.7. If required by the Council the Owner shall secure registration of this Deed in the

6.6. This Deed shall be registrable as a local land charge by the Council.

completion of the same.

upon completion of this Deed and in relation to any transaction arising therefrom upon

reasonable legal costs incurred in negotiating preparing and entering into this Deed

6.5. The Owner shall pay to the Council on completion of this Deed its proper and

this Deed shall cease to have effect.

b) is revoked, quashed or modified without the consent of the Owner;

a) expires within the meaning of Sections 91, 92, or 93 of the Act; or

6.4. If before Commencement of Development the Planning Permission:

quote reference IKEN 205678 and copied to the Section 106 and Community Infrastructure Levy Officer email: cilands106@wiltshire.gov.uk.

8. Waiver

No waiver (whether expressed or implied) by the Council of any breach or default in performing or observing any of the covenants terms or conditions of this Deed shall constitute a continuing waiver, and no such waiver shall prevent the Council from enforcing any of the relevant terms or conditions or for acting upon any subsequent breach or default.

9. Change in Ownership

The Owner agrees with the Council to give the Council immediate written notice of any change in ownership of any of its interests in the Land occurring before all the obligations under this Deed have been discharged. Such notice to give details of the transferee's name and registered office (if a company or usual address if not) together with the area of the Land or unit of occupation transferred by reference to a plan PROVIDED THAT this clause shall not apply to the disposal of an individual Residential Unit.

10. Mortgagees in possession

If a mortgagee takes possession of the Self-Build Dwelling, as mortgagee in possession the covenants set out in this Undertaking and the Schedule 1 of the Undertaking will cease to apply on any disposal of the Self-Build Dwelling during the Occupation Period by the mortgagee or chargee (including any receiver or administrator appointed by such mortgagee or chargee) in exercising their powers of sale.

11. Delivery

The provisions of this Deed (other than this clause which shall be of immediate effect) shall be of no effect until this Deed has been dated.

This document has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it.

Schedule 1 – Covenants to the Council

The Owner covenants with the Council that it shall:

- 1 Serve on the Council the Occupation Notice at least 5 (five) Working Days before the Occupation Date and not to Occupy the Development until the Owner has served on the Council the Occupation Notice in accordance with this paragraph 1.1; and
- 2 Occupy the Development as a Self-Build Dwelling for the Occupation Period and not to Occupy or permit to be Occupied any part of the Development otherwise than as a Self – Build Dwelling during the whole of the Occupation Period; and
- 3 Subject to paragraph 3 below, not at any time during the Occupation Period sell or let the Self-Build Dwelling to anyone other than a member of the Owner's immediate family, being parents, siblings or children.
- 4 Any disposal of the Self-Build Dwelling(s) to a person other than the Owner because of the Owner's death (by way of a will or any other form of testamentary disposition or by intestacy) or because of a forced court order will be considered as compliant with this Schedule 1 of this Unilateral Undertaking and the said person will be deemed entitled to own and continue residing in the Self-Build Dwelling(s) for the Occupation Period PROVIDED THAT the Owner has occupied the Self-Build Dwelling(s) as their sole or principal residence prior to their death or the issue of the forced court order.

20th September 2026

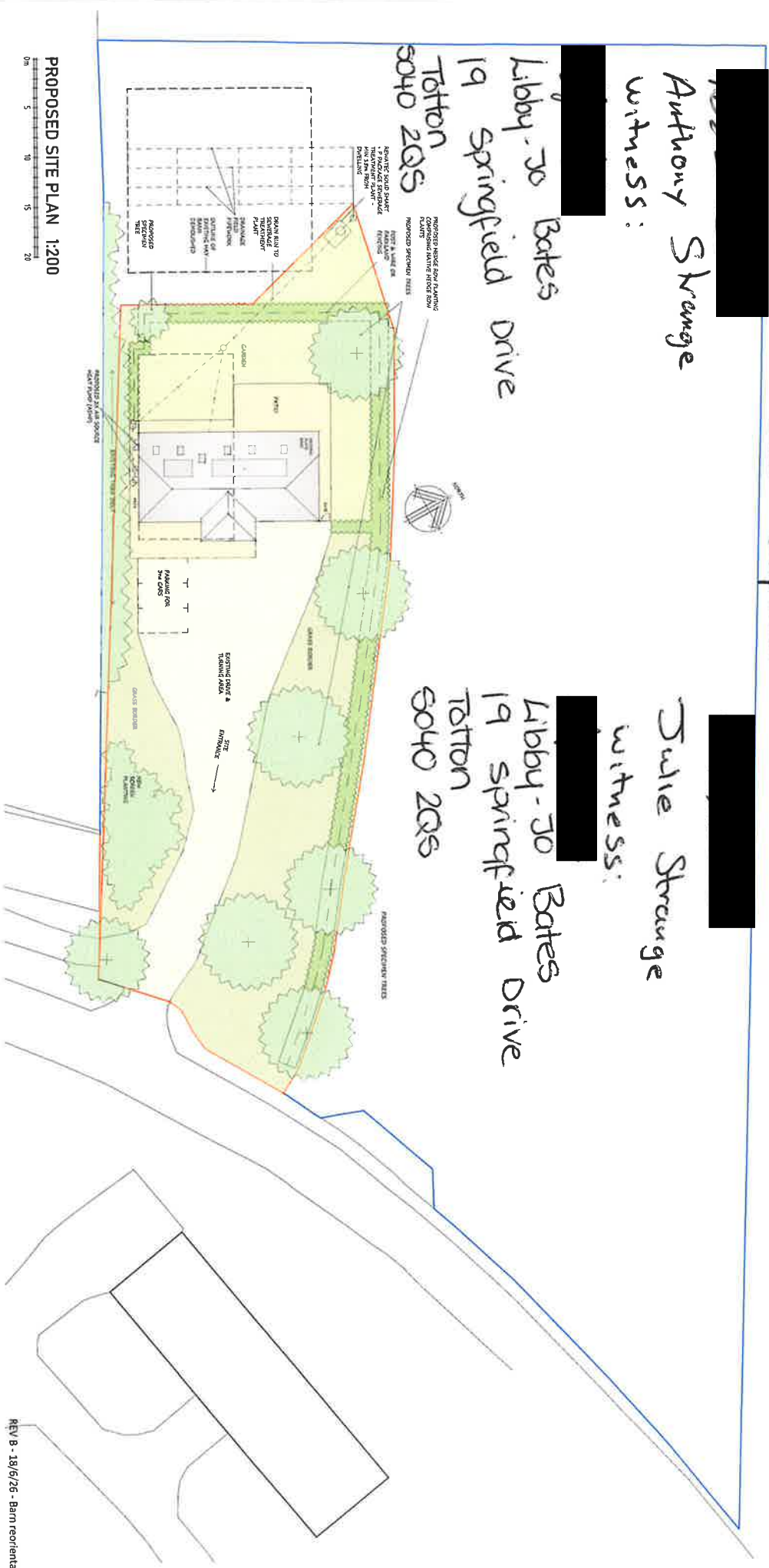
Anthony Strange
witness:

Julie Strange
witness:

Libby-Jo Bates
19 Springfield Drive
Totton
SO40 2QS

Libby-Jo Bates
19 Springfield Drive
Totton
SO40 2QS

PROPOSED SITE PLAN 1:200



PROPOSED REPLACEMENT DWELLING MEADOW BARN, GREAT DURNFORD

SPACE design solutions Ltd	
Ivon House - High Road - Broad Chalke	
Salisbury - SP5 5EH	
Tel: 01722 780915 Mob: 07710 413947	
Email: space@spacedesignsolutions.com	
Client: MR ANTHONY STRANGE	
Job Title: MEADOW BARN,	
GREAT DURNFORD	
Drawing Title:	
PROPOSED SITE PLAN	
Scale: 1:200 @ A1	Date: JUN 26
Drawn by: DAJ	Rev:
Dwg No: 567-13	B

REV B - 18/6/26 - Barn reorientation

Annex B. Form of Notice

OCCUPATION NOTICE

NOTICE TO WILTSHIRE COUNCIL OF OCCUPATION OF DEVELOPMENT

TO: HEAD OF DEVELOPMENT MANAGEMENT, WILTSHIRE COUNCIL

PLANNING PERMISSION REFERENCE: PL/2026/02661

DEVELOPMENT SITE: LAND LYING TO THE NORTH-WEST OF NORTH FARM HOUSE, GREAT DURNFORD, SALISBURY SP4 6BE

DESCRIPTION OF DEVELOPMENT: DEMOLITION OF EXISTING AGRICULTURAL BARN AND ERECTION OF A NEW DWELLING, LANDSCAPING AND ASSOCIATED WORKS

DATE OF UNILATERAL UNDERTAKING:

NOTICE IS GIVEN TO THE COUNCIL THAT THE OCCUPATION OF THE DWELLING AS APPROVED BY THE PLANNING PERMISSION SHALL COMMENCE ON [PLEASE PROVIDE THE DATE]

SIGNED BY AND ON BEHALF OF:

CONTACT NAME:

CONTACT E-MAIL ADDRESS:

DATE

Gemma Goodman
Wentwood House
Prestige Hill
SP5 2BB
Director
[SIGNATURE OF OWNER]

[Redacted Signature]

Gemma Goodman
Wentwood House
Prestige Hill
SP5 2BB
Director
[SIGNATURE OF OWNER]

[Redacted Signature]

Signed as a deed by JULIE ANNE
STRANGE in the presence of:
[Redacted Signature]
[SIGNATURE OF WITNESS]
[NAME, ADDRESS [AND
OCCUPATION] OF WITNESS]

Signed as a deed by ANTHONY ALAN STRANGE in
the presence of:
[Redacted Signature]
[SIGNATURE OF WITNESS]
[NAME, ADDRESS [AND
OCCUPATION] OF WITNESS]