UNILATERAL UNDERTAKING (SECTION 106)

DATED: 06th January 2026
GIVEN BY: Mr Peter Creasey of Boleyn, 6 Brighton Road Lancing BN15 8RH ("the Owner")
TO: ADUR DISTRICT COUNCIL of Worthing Town Hall, Chapel Road, Worthing, BN11 1HA ("the Council")

1. DEFINITIONS

- **"The Act"**: The Town and Country Planning Act 1990 (as amended).
- **"The Application"**: Planning application reference AWDM/0095/25 for the construction of a self-build dwelling at the Site.
- **"The Development"**: The development authorised by the Planning Permission.
- **"Occupation"**: Occupation for the purposes permitted by the Planning Permission (excluding occupation for construction or security).
- **"The Site"**: The land known as Land to the West of 2 Brighton Road as shown edged red on the attached Plan.
- **"Self-Build Dwelling"**: A dwelling built by (or on behalf of) an individual to be occupied as their sole or main residence.

2. 2. STATUTORY PROVISIONS

2.1 This Undertaking is made pursuant to **Section 106 of the Act**, Section 111 of the Local Government Act 1972, and all other enabling powers.

2.2 The covenants herein are planning obligations for the purposes of Section 106 and are enforceable by the Council.

2.3 This Deed is conditional upon the grant of Planning Permission.

3. OWNER'S COVENANTS

The Owner undertakes to the Council as follows:

1. **Self-Build Status**: The Development shall be constructed only as a **Self-Build Dwelling** pursuant to the Self-Build and Custom Housebuilding Act 2015.
2. **Primary Occupation**: The first Occupation of the Development shall be by the person(s) who had primary input into its design and layout.
3. **Residency Requirement**: The Owner intends to reside in the dwelling as their sole or main residence for a period of at least **3 years** from the date of first Occupation.

4. **Notification**: The Owner shall notify the Council in writing of the date of first Occupation within 14 days of such date.
5. **Evidence of Compliance**: Upon written request from the Council, the Owner shall provide evidence (such as Council Tax records or utility bills) to confirm compliance with these covenants.

Execution Clause

[redacted]

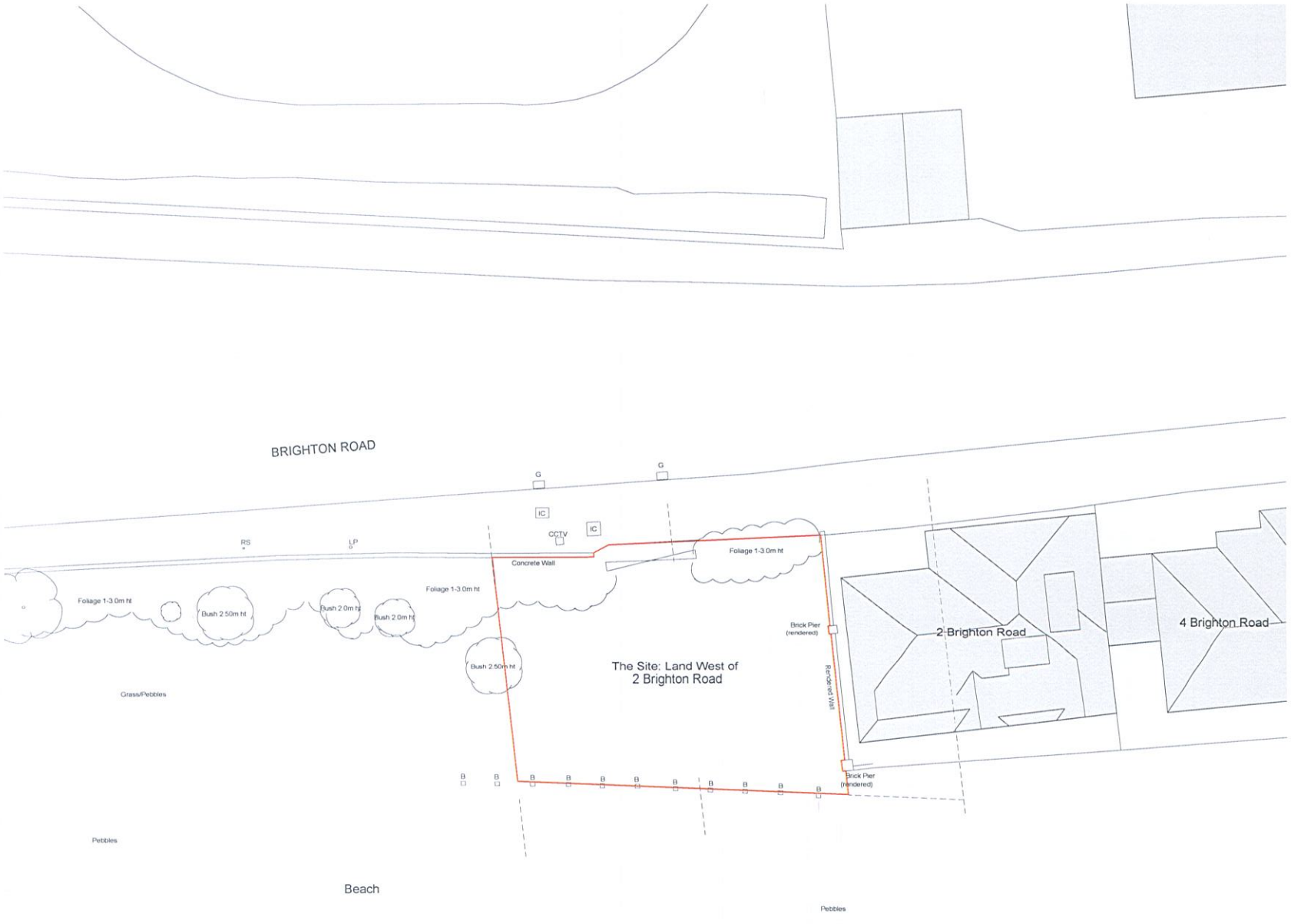
SIGNED AS A DEED by **Mr Peter Creasey**
In the presence of:

Witness Signature: [redacted]

Witness Name: Oliver Harper

Witness Address: 6 Brighton Road, Lancing, West Sussex, BN15 8RH.

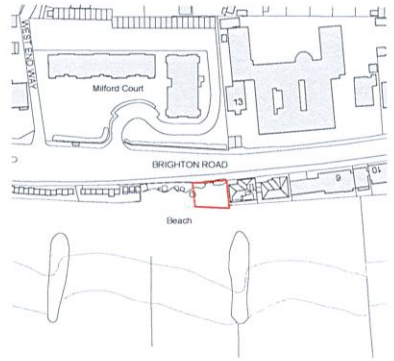
Witness Occupation: Nursing Home Manager.



Site Plan 1:100

0 2.5 5 7.5 10

scale in metres 1:100



Location Plan 1:1250

0 25 50 75 100

scale in metres 1:1250



Block Plan 1:500

0 10 20 30 40

scale in metres 1:500

amendments				
rev	date	comment	auth	chkd
A	06.10.22	Minor amendments	EJ	MR

client: Mr and Mrs Creasey	drawing number: 0640.EXG.001	revision: A
project: Land to West of 2 Brighton Road Lancing BN15 8RH	drawing title: Existing Site Plan Measured Survey	
drawn by: RB/Others	checked by: MR	riba work stage: MS
date: July '21	scale/original sheet size: As Shown @ A1	

www.abir.co.uk studio@abirarchitects.co.uk
Unit 1, Beta House, St John's Road, Hove, BN3 2FX, United Kingdom
Hove +44 (0)1273 724 364
Company No 06677117 VAT No 971 4147 17

© ABIR Architects Ltd. Check all dimensions on site before work is undertaken. All goods, materials and workmanship to conform with current building regulations, BSS and COP's.

ABIR architects

RIBA Chartered Practice