

DATED

28th September 2025

PLANNING OBLIGATION BY WAY OF INILATERAL UNDERTAKING UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 RELATING TO DALE HEY BUNGALOW, PRESTON ROAD, RIBCHESTER PR3 3XL

This deed is dated 28th September 2025

Parties

- (1) [REDACTED]
(Owners)
- (2) BACKGROUND
- (A) The Council is the local planning authority for the purposes of the TCPA 1990 for the area in which the Property is situated.
- (B) The Owners own the Property
- (C) The Owners has made the Planning Application and is proposing to carry out the Development.
- (D) The Owners intend to develop the Property pursuant to the Planning Permission
- (E) The Owner gives this undertaking to perform the obligations set out in this deed.

Agreed terms

1. Interpretation

The following definitions and rules of interpretation apply in this deed.

1.1 Definitions:

1 Commencement of Development: the carrying out in relation to the Development of any material operation as defined by section 56(4) of the TCPA 1990 but disregarding for the purposes of this deed, and for no other purposes, the following operations:

- 1a) demolition works;
- 1b) site clearance;
- 1c) ground investigations;
- 1d) site survey works;
- 1e) temporary access construction works;
- 1f) archaeological investigation; and
- 1g) erection of any fences and hoardings around the Property.

- 1. **Commenced and Commences** shall be constructed accordingly.
- 2. **Council:** Ribble Valley Borough Council of Council Offices, Church Walk, Clitheroe, BB7 2RA
- 3. **Development:** the development of the property described in the Planning Application.
- 4. **Plan:** the plan attached to this deed.
- 5. **Property:** the freehold, land and building at Dale Hey Bungalow, Preston Road, Ribchester shown edged red on the Plan and registered at HM Land Registry with absolute title under Title number(s) LAN105756

6. **Plannng Application:** an application for planning permission registered by the Council under reference number 03/2025/0536
7. **Planning Permission:** the planning permission to be granted by the Council in respect of the Planning Application.
8. **Self-Build and Custom House Building:** the building or completion by:
 - 9a) Individuals;
 - 9b) Associations of Individuals; or
 - 9c) Persons working with or for individuals or associations of individuals of houses to be occupied as homes by those individuals (as defined in the Self Build Custom Housebuilding Regulations 2016)
9. **TCPA 1990:** the Town and Country Planning Act 1990.
10. **Working Day:** any day which is not a Saturday, a Sunday, a bank holiday or a public holiday in England
- 1.2 Clauses headings shall not affect the interpretations of this deed.
- 1.3 A **person** includes a natural person, corporate or unincorporated body (whether or not having separate legal personality).
- 1.4 Unless the context otherwise requires, words in which the singular shall include the plural and in the plural shall include the singular.
- 1.5 Unless the context otherwise requires, a reference to one gender shall include a reference to the others genders.
- 1.6 A reference to any party shall include the party's personal representatives, successors and permitted assigns.
- 1.7 A reference to the Council shall include the successors to its respective statutory functions.
- 1.8 Unless the context otherwise requires, a reference to a statute or statutory provision is a reference to it as amended, extended or re-enacted from time to time under the statute or statutory provision.
- 1.9 Unless the context otherwise requires, a reference to a statute or statutory provision shall include any subordinate legislation made from time to time under that statute or statutory provision.
- 1.10 A reference to **writing** or **written** excludes faxes and email.
- 1.11 A reference to **this deed** or to any other deed or document referred to in this deed is a reference to this deed or such other deed or document as varied or novated (in each case, other than in breach of the provisions of this deed).
- 1.12 References to clauses are to the clauses of this deed.
- 1.13 Any words following the term(s) **including, include, in particular, for example** or any similar expression shall be constructed as illustrative and shall not limit the sense of the words, description, definition, phrase or term preceding those terms.
- 1.14 Where an obligation falls to be performed by more than one person, the obligation can be enforced against every person so bound jointly and against each of them individually.

2. Statutory provisions

- 2.1 This deed constitutes a planning obligation for the purpose of section 106 of the TCPA 1990, section 111 of the Local Government Act 1972 and any other enabling powers.
- 2.2 The obligations contained in clause 3 of this deed are planning obligations for the purposes of section 106 of the TCPA 1990 and are entered into by the Owners

- 2.3 This deed comes into effect on the date of grant of the Planning Permission.
- 2.4 The obligations contained in clause 3 of this deed are enforceable by the Council in accordance with section 106 of the TCPA 1990.

3. Covenants with the council

The Owners covenant with the Council that any individual dwelling or services plot constituting the Development shall;

- (a) Only be a Self-Build and Custom House Building; and
- (b) Only be occupied by a person or persons who satisfy the requirements of the Self Build and Custom House Building Act 2015 and the Regulations made thereunder.
- (c) To occupy the dwelling built on the Property for a term of 3 years from completion of the build.

4. Release

No person shall be liable for any breach of an obligation, restriction or covenant contained in this deed after parting with all of its interest in the Property, except in respect of any breach subsisting prior to parting with such interest.

5. Determination of deed

This deed shall be determined and have no further effect if the Planning Permission:

- (a) Expires before the Commencement of Development;
- (b) Is varied or revoked other than at the request of the Owners; or
- (c) Is quashed following a successful legal challenge.

6. Local land charge

This deed is a local land charge and shall be registered as such by the Council.

7. Ownership

- 7.1 The Owner warrants that no person other than the Owner has any legal or equitable interest in the Property.

8. Notices

- 8.1 A notice or other communication to be given under or in connection with this deed must be in writing and must be:

- (a) Delivered by hand; or
- (b) Sent by pre-paid first-class post or other next working day delivery service

- 8.2 Any notice [or other communication] to be given under this deed must be sent to the relevant party as follows:

- (a) to the Council at Council Offices, Church Walk, Clitheroe BB7 2RA
- (b) 

- (c) as otherwise specified by the relevant person by notice in writing to each other person.

- 8.3 Any notices or other communication given in accordance with clause 8.1 and clause 8.2 will be deemed to have been received:

- (a) If delivered by hand, on signature of a delivery receipt provided that, if delivery occurs:

- (i) before 9.00am on a Working Day, the notice will be deemed to have been received at 9.00am on that day; or
- (ii) after 5.00pm on a Working Day, or on a day which is not a Working Day, the notice will be deemed to have been received at 9.00am on the next Working Day;

(b) if sent by pre-paid first-class post or other next working day delivery service, at 9.00am on the second Working Day after posting.

8.4 This clause does not apply to the service of any proceedings or other documents in any legal or, where applicable, any arbitration or other method of dispute resolution.

9. Third party rights

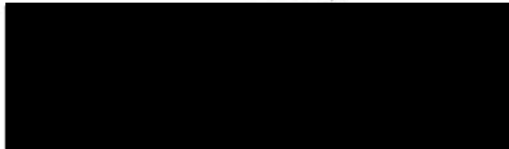
A person who is not a party to this deed does not have any rights under Contracts (Rights of Third Parties) Act 1999 to enforce any term of this deed.

10. Governing law

This deed and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims) shall be governed by and constructed in accordance with the law of England and Wales.

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

Executed as a Deed by;

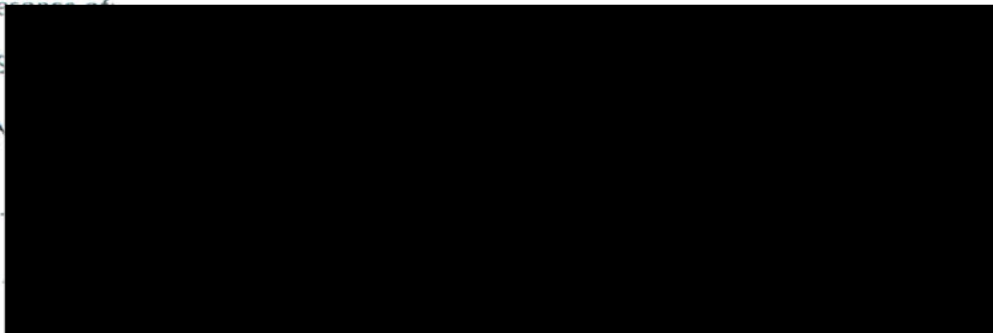


In the presence of

Witness S

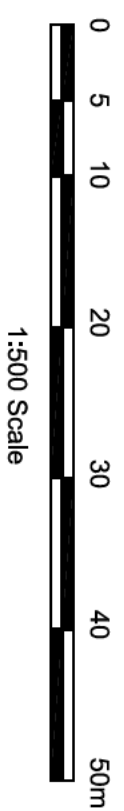
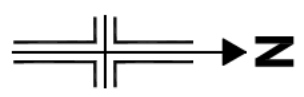
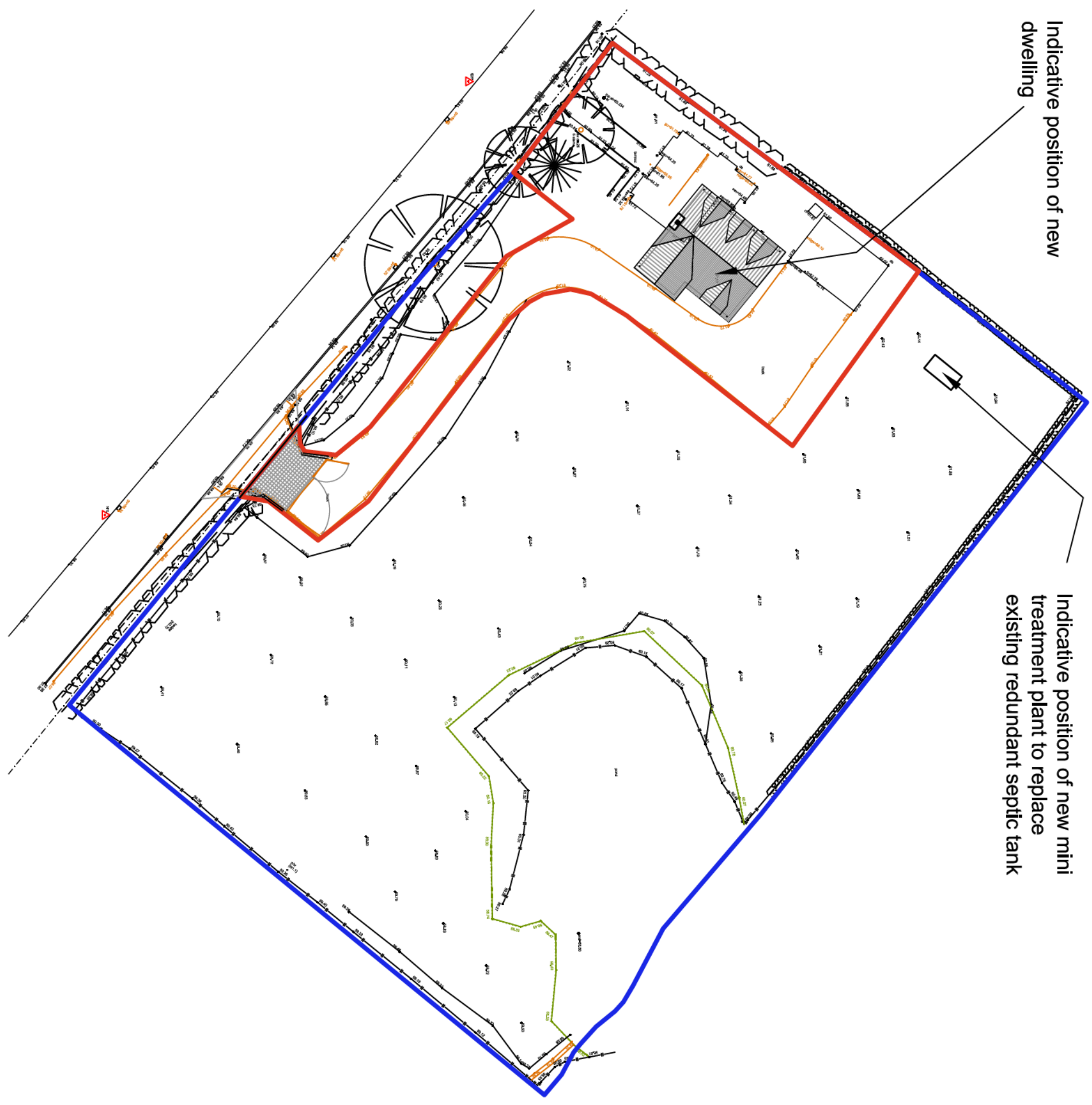
Witness M

Address:



Indicative position of new dwelling

Indicative position of new mini treatment plant to replace existing redundant septic tank



SITE LAYOUT PLAN

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Client	Mr & Mrs O Meara		Drawn	DME	Date	Scale	Sheet Size	Drwg No.	Rev.
Job	Dale Hey Bungalow, Preston Road, Ribchester		Check		Sept '25	1:500	A3	A4578-PL05	
Title	Site Layout Plan		Appr.						