

**OWL LODGE, LITTLEWORTH LANE,
PARTRIDGE GREEN, HORSHAM,
WEST SUSSEX
RH13 8EJ**

~ ~ ~ ~ ~

Replacement of a 1 bedroom residential dwelling and associated out buildings

for a

3 bedroom residential eco dwelling and garage

~ ~ ~ ~ ~

SUPPORTING PLANNING, DESIGN AND ACCESS STATEMENT

By Mr & Mrs Brewer

Introduction

Before preparing this planning application we asked Horsham District Council (HDC) Planning Department for a Pre-Planning Application Consultation: PE/25/0122. Bethan Tinning, the delegated planning officer at HDC, concluded that Polices 2, 3, 4, & 26 of the overarching strategy of HDC's planning framework 2015 and 2023 would not support a "...Principle of the development for a NEW dwelling house..."

We are NOT seeking a 'new dwelling house..', the proposal is for the REPLACEMENT of the existing residential dwelling, 'Owl Lodge':

- Owl Lodge already exists on the proposed domestic, **pre-developed infill** site, within it's own boundaries (marked in red on the site plan), sited between Lancasters Cottage (4 m away) & Birchfield (10 m away), therefore should not be considered as "Isolated development in the countryside"
- Owl Lodge is not sited in: (1) a conservation area, (2) an AONB, (3) SSSI, or (4) SDNP



- Owl Lodge is an independent, stand alone detached 1 bedroom dwelling; it does not rely on any shared services or heating from Lancasters Cottage and consists of its own independent front entrance, Lounge, Kitchen, Bedroom and bathroom
 - Planning permission was permitted for "*habitable living space*" on 9th March 2020, DC/19/2452
 - Owl Lodge had its own council tax account (#13079497) levied against it by HDC in Dec 2024, back dated to May 2024 (see below)
 - Owl Lodge was granted its own independent postal address by HDC on 31/12/2024 (ref: EF:672323421) which is registered at Royal Mail (see below)
 - Owl Lodge is listed as a separate title at HM Land Registry (see below)
 - Owl Lodge is independently listed on the HDC Electoral Register (see below)
 - Owl Lodge has its own TV license (#4250521008)
- Owl Lodge currently has year round occupation and therefore the replacement dwelling would NOT result in any intensification of the site, and would sit seamlessly into the street view
- The existing Owl Lodge is a green oak framed dwelling, and will be replaced with a comparable three bedroom green oak framed dwelling

Self Build

- Mr & Mrs Brewer have been on Horsham District Council's self build register since 2022 (ref: EF-726469012, see attached)
- The scheme will be a "SELF BUILD" for Mr & Mrs Brewer, built by Mr & Mrs Brewer
- Mr & Mrs Brewer have voluntarily entered into an "Unilateral Undertaking: Section 106 Declaration" prepared and endorsed by their solicitor Robin Illingworth at Adams & Remers, Lewes, stating that the REPLACEMENT residential dwelling will be for Mr & Mrs Brewer's own personal occupation – it is NOT for speculative development. (*Draft document supplied; a signed & witnessed S106 agreement to follow once this application is validated*)
- Mr & Mrs Brewer have lived on the site for 10 years since June 2015, & are an integrated part of the community.
- Previous planning applications have attracted considerable validation with over 32 letters of support for the scheme from the local community, as well as industry experts, on its eco & lifetime living credentials, which were submitted to the HDC portal

Outstanding Architectural Quality

- The proposed REPLACEMENT dwelling is designed to paragraph 84 standard meaning it is "of outstanding architectural quality" due to the inclusion of many embodied carbon net zero materials, and energy saving, renewable technologies making it of Passive House standard
- Using a holistic approach in its design and construction this exemplar REPLACEMENT dwelling would be a sustainable benchmark for all new homes and will set a high standard that others can aspire to replicate. These include:-
 - Carbon capture green oak frame, supplied by Oakwrights (sustainability statement submitted)
 - Highly insulated SIPS panels to encapsulate the building, resulting in an airtight, minimal heat-loss Passive house standard envelope using Oakwrights' Wrightwall & Wrightroof Systems (see documents below)
 - A south facing orientation provides passive solar gain, as well as the 18 PV solar panels & battery storage, providing most of the building's total energy requirements, and hence reducing its reliance on the national grid.
 - The provision of 3 no. external car parking spaces, and garaging for 2 no. EV cars plus charging points
 - The provision of charging & storage of two e-bikes to mitigate the use of private transport.
 - Rain water harvesting and grey water recovery system from Rainwater Harvesting Ltd, providing sufficient storage for a 90 day supply (documents submitted)
 - Private foul water treatment plant, independent from the mains sewage system
 - Natural England have previously approved this scheme on 23rd May 2024 as WATER NEUTRAL (see submitted report)
 - HPV Mechanical Ventilation and heat recovery to minimise heat loss & reduce energy demands, whilst providing a supply of fresh air, enhancing air quality, thermal comfort, and a healthy ventilated environment, supplied by Total Home Environment Ltd (documents submitted)
- The step free, wide access through out the building ensuring its suitability for INDEPENDANT LIFETIME LIVING, with a reasonable provision for access for people of all ages and disabilities, thus reducing any future burden on the NHS Care System.

Biodiversity and Landscaping

- Working with the Sussex Nature conservation trust to create biodiversity. Increase habitat diversity by planting a variety of native plants trees, shrubs and wild flowers, and to introduce specific features such as ponds, log piles, and compost bins to provide food & shelter for wild life. This will ensure the development will provide a measurable improvement to the natural environment.

Mr & Mrs Brewer wrote to the Deputy Prime Minister, Angela Rayner, Secretary of State for Housing, whose supportive reply is attached (ref: TO2025/16730); as well as receiving support & advice from John Milne MP for Horsham

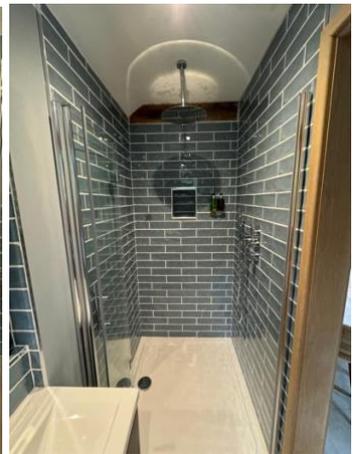
- The proposed REPLACEMENT residential dwelling is in line with the government's "Planning Reform Working Paper: Reforming Site Thresholds"
<https://www.gov.uk/government/publications/planning-reform-working-paper-reforming-site-thresholds/planning-reform-working-paper-reforming-site-thresholds>
 - ***1b. Very small sites – under 0.1ha*** *"For very small sites within this threshold, we want to go even further in streamlining the planning process. A significant amount of residential development occurs on very small sites (less than 0.1 hectares) which often become available due to changing circumstances.* These circumstances can include the closure of commercial premises, or opportunities to intensify existing development – for example the conversion of unused garages into housing. ***Such sites are not usually allocated in local plans, although national planning policy requires local plans to allocate a proportion of small sites – which can include some very small sites.***
 - promoting "small and medium enterprises" helps achieve the ambitious target of 1.5 million homes within this current government term
- The REPLACEMENT of Owl Lodge should be considered to be a windfall site, contributing to, and help to alleviate HDC's shortfall of their mandatory 5 year housing supply, which as of April 2025, stands at 1 year, as declared in their HOUSING DELIVERY TEST ACTION PLAN (https://www.horsham.gov.uk/data/assets/pdf_file/0008/146816/HDC-HDT-Action-Plan-2025.pdf), page 7, point 3.2 –
 - *"The current housing target for the District is derived from the Government's Standard Housing Methodology is 1357 homes per year*
 - *The Council has a 1.0 year 5 year housing land supply "*
 -
- Owl Lodge occupies road frontage and the relocated joint entrance driveway will provide improved access and visibility onto Littleworth Lane, which was previously approved by WSCC Highways on 22nd May 2024, based on the traffic survey we commissioned dated 27th January 2022

Precedent

- The proposed REPLACEMENT, RELOCATION and ENLARGEMENT of Owl Lodge is virtually identical to:
 - *Roma Farm Cottage, Wineham Lane, Wineham, West Sussex BN5 9AG*
 - **DC/24/0415** *Demolition of existing detached residential dwelling and erection of a new residential dwelling and garage*
 - Roma Farm Cottage is 4.5 miles from Owl Lodge and situated in a comparable location.
- Planning permission was granted by Bethan Tinning at HDC Planning Department on 24th May 2024

Based on the evidence above - weight must be given to this application

OWL LODGE (Existing)



SUPPORTING DOCUMENTS:-

1. Entry for Owl Lodge at HM Land Registry
2. Council Tax Bill 2025/2026 (#13079497)
3. Council Tax Bill 2024/2025 (#13079497)
4. Official Address letter from HDC (ref: EF:672323421)
5. Electoral Register for Owl Lodge (ref: CCB 01/08/2025)
6. Self Build Register for Mr & Mrs Brewer (ref: EF-726469012)
7. Letter from the Deputy Prime Minister, Secretary of State for Housing (ref: TO2025/16730)
8. Listing for Owl Lodge at Royal Mail
9. Oakwrights "WrightRoof Natural panel system"
10. Oakwrights "WrightWall Natural panel system"

Search results

15 results found

[1 Juniper Cottages, Littleworth Lane, Partridge Green, Horsham, RH13 8EJ](#)

[Owl Lodge, Littleworth Lane, Partridge Green, Horsham, RH13 8EJ](#)

[Birchfield, Littleworth Lane, Partridge Green, Horsham, RH13 8EJ](#)

[Chucks Farm, Littleworth Lane, Partridge Green, Horsham, RH13 8EJ](#)

[Grinstead House Cottage, Littleworth Lane, Partridge Green, Horsham, RH13 8EJ](#)

[Grinstead House Farm, Littleworth Lane, Partridge Green, Horsham, RH13 8EJ](#)

[2 Juniper Cottages, Littleworth Lane, Partridge Green, Horsham, RH13 8EJ](#)



Council Tax Account Reference

Council Tax Bill 2024/2025

Date of Issue

20 January 2025

GO ONLINE
24/7 Self Service Facility

www.horsham.gov.uk/council-tax-and-benefits

LANCASTER COTTAGE
LITTLEWORTH LANE
WEST GRINSTEAD
HORSHAM
RH13 8EJ

Property Address (if different)

OWL LODGE
LITTLEWORTH LANE
WEST GRINSTEAD
HORSHAM
RH13 8EJ

PLEASE KEEP THIS BILL FOR FUTURE REFERENCE

Amount you are liable to pay for Band A

% increase/decrease from previous year (rounded up/down to one decimal place)

West Sussex County Council	2.9%	£977.58
Adult Social Care Authority Precept (WSSC)	2.0%	£165.72
Sussex Police and Crime Commissioner	5.4%	£168.61
Horsham District Council	2.0%	£113.52
West Grinstead Parish Council	7.7%	£40.63
Overall	4.9%	

The Council Tax attributable to West Sussex County Council includes a precept to fund adult social care (shown separately above). For further details, please see overleaf

Total charge for Band A

£1466.06

How your bill is worked out

Period 03.05.2024 to 31.03.2025
Credits

£1337.53
-£668.53

*P.d. Tesco dc
2679 01/02/25*

TOTAL TO PAY

£669.00

Your instalment details - Current payment method: Monthly Instalments

Date Payment Due	Amount Due	Date Payment Due	Amount Due
01.02.2025	£669.00		

Should you wish to set up a Direct Debit, please go online or complete and return the enclosed form.

Further Information regarding your bill

Your overall account balance is £669.00

00000100000000100107306675
16776301000254001002



[REDACTED]
Lancasters Cottage
Littleworth Lane
Partridge Green
Horsham
RH13 8EJ

Our ref:

Your ref: [REDACTED]

Date 31/12/24

Dear Sir/Madam,

Lancasters Cottage

Further to your application for address allocation for the above development, I am pleased to confirm that the official address is/official addresses are:

Owl Lodge, Littleworth Lane, Partridge Green, Horsham, RH13 8EJ

This information will be forwarded to the relevant organisations by the end of February 2025.

** In order to promote property identification, you should ensure that the house name is/house names are clearly displayed on the property/properties, in a prominent position, visible from the road.

** It is your responsibility to ensure that the postal numbers are displayed on all new homes, in accordance with the plot/postal numbering schedule attached. Please pass these details on to the site manager. If your development is creating a new street it is also your responsibility to supply and install street nameplates. Details of the Council's street nameplate specification are attached.

When the plot is/plots are nearing completion, you should contact the Royal Mail Address Development Centre to convert the plot/plots from being Not Yet Built to Live by using the online contact form below. This form requests all the relevant information in the correct format to allow Royal Mail to deal with your request quickly and efficiently.

[Developer Contact – Activate a New Property \(royalmail.com\) or telephone 03456045060](#)

I would advise that this letter is kept for reference with the deeds to the property.

Yours sincerely,

Brian Elliott
Head of Property & Facilities



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Horsham District Council



009172

V1638_1 0024 HFPE 385 C
The Resident
Owl Lodge
Littleworth Lane
Partridge Green, Horsham
West Sussex
RH13 8EJ



Address

Horsham District Council
Electoral Services
Albery House
Springfield Road
Horsham
RH12 2GB

Direct line

01403 215126

Email

elections@horsham.gov.uk

Contact

Electoral Services

Reference Number

CCB

Date

01/08/2025

Dear Resident

You must respond so we can check who is eligible to register to vote.

People we have registered to vote at this address:

Full Name	Nationality	Aged 76 or over (exempt from jury service)	Postal or proxy vote? (more info page 2)	Included on open register? (more info page 2)
There is no one currently registered to vote at this address				

Information on who is eligible to register to vote can be found on page 2.

You are legally required to respond to this letter. Please respond by 20/08/2025 to avoid receiving further reminders. The easiest way is online. It takes just a few minutes.

1 Visit the website or scan the QR code

www.householdresponse.com/horsham



2 Enter your unique security code

Part 1:

Part 2:

3 Update your household information and submit

Include the names and nationalities of everyone who lives at this address

If the details above are correct, you can also respond by:

- Calling **0800 884 0701** and when prompted enter part 1 and part 2 of your security code, or
- Texting **NOCHANGE** followed by your security code to 80212 (if nobody is eligible to vote include a reason after your security code e.g. empty, business, 2nd home, none, other).

Alternatively, amend the form and **post** it back to us.

From: Horsham District Council do-not-reply.forms@horsham.gov.uk
Subject: Self Build Interest
Date: 27 June 2025 at 08:49
To: sarahbrewer1966@outlook.com

HC

[REDACTED]

Thank you for submitting your registration to be on the self build register.

Your payment has been processed and your details will be added to the register for the next 12 months.

Your reference is [REDACTED]

Regards,
Strategic Planning Team

Disclaimer

IMPORTANT NOTICE This e-mail might contain privileged and/or confidential information. If you have received this e-mail in error, please notify the sender and delete the e-mail immediately; you may not use or pass it to anyone else. Whilst every care has been taken to check this outgoing e-mail for viruses, it is your responsibility to carry out checks upon receipt. Horsham District Council does not accept liability for any damage caused. E-mail transmission cannot guarantee to be secure or error free. This e-mail does not create any legal relations, contractual or otherwise. Any views or opinions expressed are personal to the author and do not necessarily represent those of Horsham District Council. This Council does not accept liability for any unauthorised/unlawful statement made by an employee. Information in this e mail may be subject to public disclosure in accordance with the law. Horsham District Council cannot guarantee that it will not provide this e mail to a third party. The Council reserves the right to monitor e-mails in accordance with the law. If this e-mail message or any attachments are incomplete or unreadable, please telephone 01403 215100 or e-mail customer.services@horsham.gov.uk. Any reference to "e-mail" in this disclaimer includes any attachments.

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1/2



Ministry of Housing,
Communities &
Local Government

Ministry of Housing, Communities & Local
Government
2 Marsham Street
London
SW1P 4DF

Our reference: [REDACTED]

[REDACTED]

Littleworth Cottage,
Lock,
Partridge Green,
Horsham,
West Sussex
RH13 8EG

04 July 2025

Dear [REDACTED]

Thank you for your correspondence to the Deputy Prime Minister dated 30 May 2025 regarding the Planning Reform Working Paper: Reforming Site Thresholds.

I hope you can appreciate that due to the role of Ministers in the planning system I am unable to comment on individual cases.

By law, planning applications are determined in accordance with the development plan for the area, unless material considerations indicate otherwise.

Where a local planning authority refuses an application, the decision may be appealed by the applicant within 6 months of the decision date. Further information about how to appeal a decision can be found online: <https://www.gov.uk/appeal-planning-decisions/when-can-you-appeal>.

Ultimately, local authorities act independently of central government and ministers have limited remit to intervene in the day to day affairs of local authorities. However, local authorities are accountable for their actions to their electorate and there are procedures in place for making a complaint if you have concerns over the conduct of the local authority in processing and deciding an application. Information about making a complaint can be found here: <https://www.gov.uk/complain-about-your-council>.

If you are unable to resolve the matter after complaining to the local authority you may wish to contact the Local Government Ombudsman at <http://www.lgo.org.uk>. The Ombudsman provides an independent means of redress to individuals for injustice caused by unfair treatment or service failure by local authorities. We should be clear that the Ombudsman cannot re-appraise the merits of a planning case, and a finding of maladministration would not affect any grant or refusal of planning permission.

The Planning and Infrastructure Bill is an ambitious piece of legislation and is our next step to fix the foundations of our economy, rebuild Britain and make every part of our country better off. The Bill will support delivery of the Government's hugely ambitious Plan for Change milestones of building 1.5 million homes in England and fast-tracking 150 planning decisions on major economic infrastructure projects by the end of this Parliament.

2/2

The reforms in the Bill will have a tangible impact on the everyday lives of working people, delivering the scale of change needed to tackle the housing crisis and reduce energy bills and commuting times by fast-tracking home building, critical infrastructure and creating a climate that makes it more appealing for business to invest.

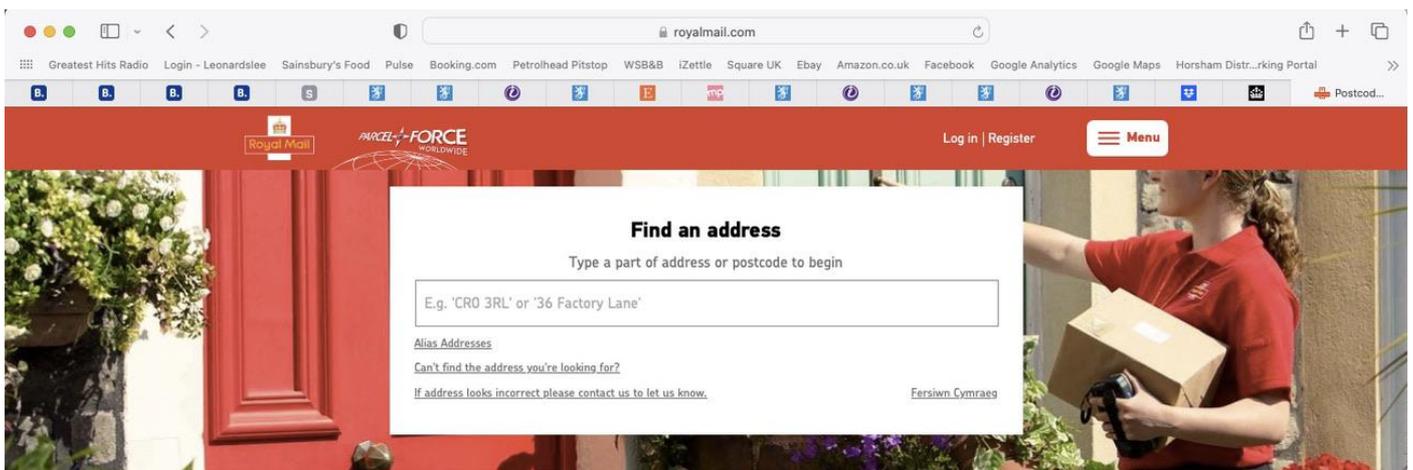
To deliver 1.5 million homes this parliament, we must also support development across all parts of the housing market. SME developers – who primarily deliver small sites – have faced significant challenges in recent years. These reforms aim to streamline the planning application process on small and medium sites, to support SME developers.

We cannot meet our ambitious housing supply targets without a variety of different types and sizes of development. The government does not favour any one size of development over another but is clear that the regulatory process for applying for planning permissions should be proportionate to the impact of the development. Therefore, a graduated approach is being proposed so that disproportionate regulations can be streamlined on smaller sites where they are not appropriate.

Thank you for taking the time to write to us.

Yours sincerely,

Carole
Correspondence Unit



Owl Lodge
Littleworth Lane
Partridge Green
HORSHAM
RH13 8EJ

[Share by email](#)

Spotted a problem with this address? [Tell us now](#)

WrightRoof Natural² panel system

Natural, breathable roof panel system

Elements
by OAKWRIGHTS*

Overview

WrightRoof Natural² is a high performance structural timber roof system designed to deliver excellent energy efficiency. By using thicker insulation, the system helps to lower the U-value and minimise cold bridging for a warmer, more efficient building as well as improving the envelope thermal mass.

Ideal for both residential and commercial projects, the system meets all current Building Regulations and is a smart choice for sustainable, modern construction.

Features

Breathable construction:

Allows moisture to pass through the roof system, reducing risk of condensation and improving indoor air quality.

Natural materials:

Built using STEICOzell woodfibre insulation and responsibly sourced timber.

Modern methods of construction:

Pre-fabricated under workshop-controlled conditions for accuracy, speed, and reduced site waste.

Sustainable and low-carbon:

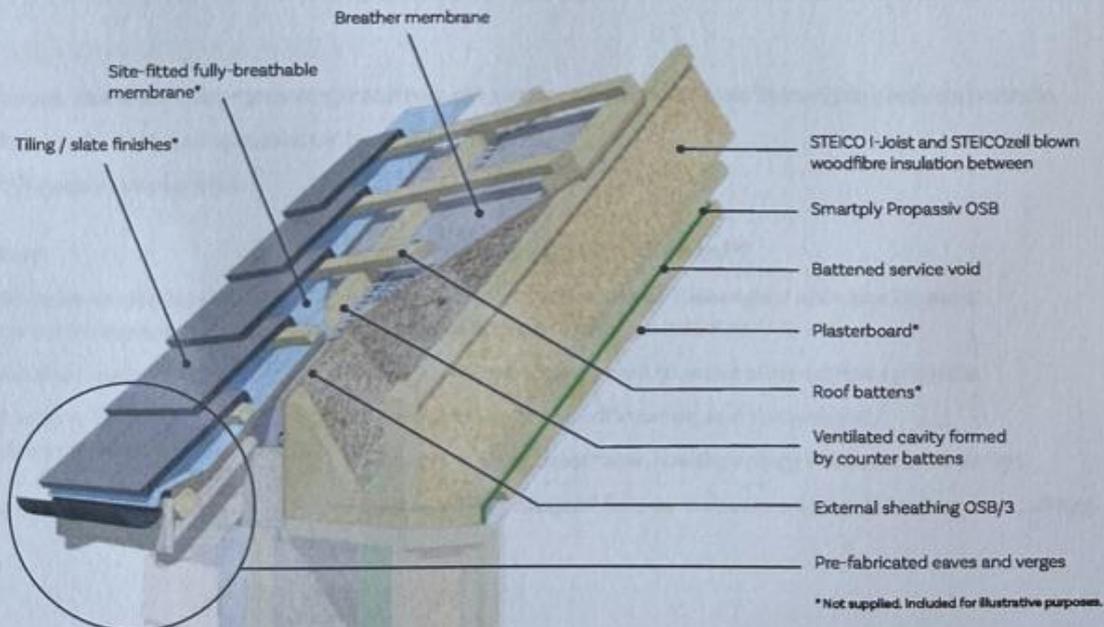
Insulation made from fresh conifers from regional sustainable forests, this product is approximately 81% woodfibre.

High thermal efficiency:

Low U-values achieving passive house levels of airtightness.

Fast and efficient installation:

Delivered in large, pre-insulated panels for rapid assembly and weather tightness reducing time on site and providing dry site for follow on trades (plumbers electrician, etc).



Roof Build-Up

Layer	Description
Battened service void	Provides space for internal services.
Smartply Propassiv OSB	Structural board with integrated vapour control; ideal for energy efficient and Passive House builds.
STEICO I-joist (300 mm/360 mm)	High strength engineered structural element offering versatility and superior load bearing for walls and roofs.
STEICOzell blown woodfibre insulation	Natural blown STEICOzell insulation with excellent thermal performance and moisture regulation.
External sheathing OSB/3	Structural panel adding rigidity and strength to wall and roof systems.
Breather membrane	Water resistant and vapour-permeable membrane protecting the panels during and after construction while allowing moisture to escape.
Ventilated cavity	Creates the required air gap for ventilation.

Please note: all the components listed above are fully assembled in our workshop and delivered to site ready for erection. While all internal and external finishes will be installed by others onsite.

Performance Data

Property	Value / Information
U-value (Typical)	0.13W/m ² K to 0.11W/m ² K
Airtightness	Achieves airtightness levels below Passive House levels (<0.6 ACH), when installed in conjunction with a suitable ventilation system.
Panel Thickness (Typical)	368 mm to 427 mm inc. internal and external battens (not including external and interior finishes).
Fire Resistance	Assessed and approved by an independent structural engineer to BS EN 1991-1-2 and BS 1995-1-4.
Vapour Permeability	Highly breathable system / the assessment reveals no risk for condensation within the build-up.
Embodied Carbon	Significantly lower than conventional wall systems.

Compliance & Compatibility

- **Compatible with:** Oakwrights WrightWall Natural² system, AeroBarrierUK and Oakwrights products portfolio.
- **Standards:** Designed to exceed UK Building Regulations.
- **STA Assure Gold certified.**

Uses

- Bespoke residential and commercial projects
- Passive house homes
- Energy efficient developments

Why Choose WrightRoof Natural²?

- Designed and manufactured by Oakwrights' with over 25 years' experience in the construction industry.
- An In-house tech department to assist on all complex projects.
- Balances innovation, performance, and sustainability.
- Supports airtight, breathable, healthy energy efficient home design.
- Supported by a range of fully developed products and services inc. Joinery.

WrightWall Natural² panel system

Natural, breathable wall panel system

Elements
by OAKWRIGHTS*

Overview

WrightWall Natural² is a breathable timber frame wall panel system designed to support sustainable, high performance construction. Made from natural materials and engineered with precision, it offers excellent thermal performance, thermal mass, moisture regulation, and ease of onsite installation.

Ideal for energy efficient projects requiring natural building materials without compromising on quality or construction timelines.

Features

Breathable construction:

Allows moisture to pass through the wall system, reducing risk of condensation and improving indoor air quality.

Natural materials:

Built using STEICOzell woodfibre insulation and responsibly sourced timber.

Modern methods of construction:

Pre-fabricated under workshop-controlled conditions for accuracy, speed, and reduced site waste.

Sustainable and low carbon:

Insulation made from fresh conifers from regional sustainable forests, this product is approximately 81% woodfibre.

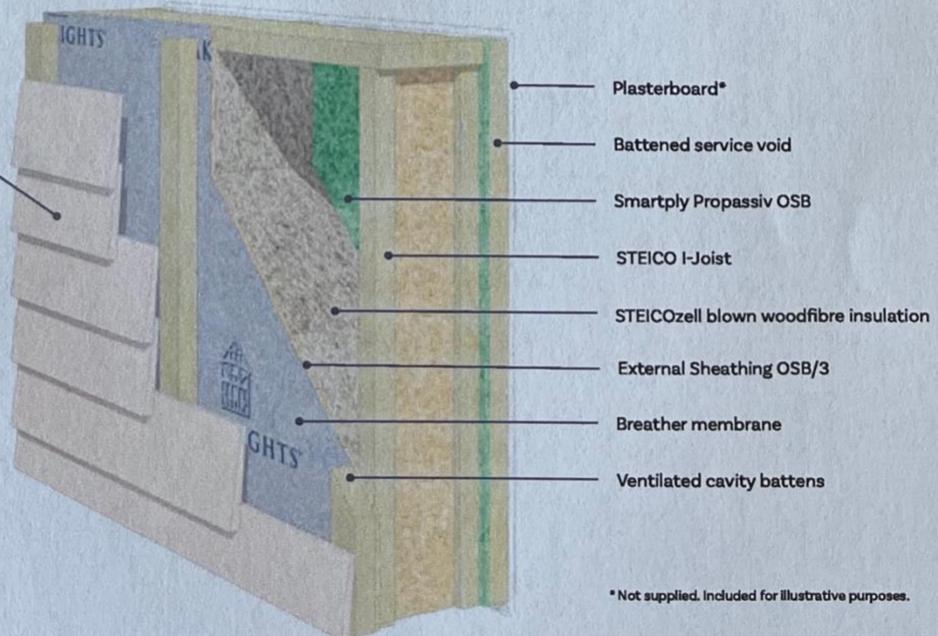
High thermal efficiency:

Low U-values achieving passive house levels of airtightness.

Fast efficient installation:

Delivered in large, pre-insulated panels for rapid assembly and weather tightness. They can also be supplied with joinery already installed.

Choice of external finish
(brick / cladding / render)



* Not supplied. Included for illustrative purposes.

Wall Build-Up

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Performance Data

Property	Value / Information
U-value (Typical)	0.14W/m ² K
Airtightness	Achieves airtightness levels below Passive House levels (<0.6 ACH), when installed in conjunction with a suitable ventilation system.
Panel Thickness (Typical)	308 mm inc. internal and external battens (not including external and interior finishes).
Fire Resistance	Fire approved to BS EN 1365-1:2012 (load bearing wall) and BS EN 1363.1:2020.
Vapour Permeability	Highly breathable system / the assessment reveals no risk for condensation within the build-up.
Embodied Carbon	Significantly lower than conventional wall systems.

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- **Standards:** Designed to exceed UK Building Regulations.
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