(1) WATES GROUP LIMITED

(2) TRACEY LYNNE WALSH

(3) WEST SUSSEX COUNTY COUNCIL

(4) HORSHAM DISTRICT COUNCIL

AGREEMENT

Pursuant to section 106 of the Town and Country Planning Act 1990 in respect of

Land adjoining Kingsfold
Marringdean Road, Billingshurst, West Sussex RH14 9HE
Land known as Kingsfold, Marringdean Road, Billingshurst RH14 9HE

Lauren Kelly – Head of Legal and Democratic Services
Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB

Legal ref: SW/12234
Planning ref: DC//24/1581

THIS AGREEMENT is made as a deed and dated 9 December 2025

Between:

(1) **Wates Group Limited (Company Regn No 01824828)** of Wates House, Station Approach, Leatherhead, Surrey KT22 7SW **("the Owner")**;

(2) **Tracey Lynne Walsh** of Kingsfold, Marringdean Road, Billingshurst, West Sussex RH14 9HE **("the Second Owner")**;

(3) **WEST SUSSEX COUNTY COUNCIL** of County Hall, West Street, Chichester, West Sussex PO19 1RQ **("the County Council")**;

(4) **HORSHAM DISTRICT COUNCIL** of Albery House, Springfield Road, Horsham, West Sussex RH12 2GB **("the Council")**

together "the Parties"

1. BACKGROUND & RECITALS

Whereas

1.1 The Council is the local planning authority as defined in the Act for the area within which the Application Site is situated for the purposes of this Agreement and for the purposes of section 106 of the Act and is entitled to enforce the planning obligations it contains.

1.2 The Owner is the registered proprietor with Freehold Title Absolute of part of the land comprising the Application Site and the BNG Land registered at HM Land Registry under title number WSX261235.

1.3 The Second Owner is the registered proprietor with Freehold Title Absolute of part of the land comprising the Application Site and the BNG Land registered at HM Land Registry under title number WSX325830.

1.4 The County Council is the Highway Authority for the land in which the Application Site is situated and is entitled to enforce those obligations contained in this Agreement given to the County Council.

The Planning Committee amended the approval on 2 December 2025 to remove the requirement for water neutrality.

1.5 The Council received the Application on 10 October 2024 which was validated on 28 October 2024. On 22 July 2025 Members of the Council's Planning Committee granted the Planning Permission subject to completion of this Agreement.

1.6 The Parties have agreed to enter into this Agreement to secure the necessary planning obligations contained in this Agreement.

1.7 This Agreement is entered into to ensure that the BNG Land provides a Biodiversity Net Gain to satisfy the requirements of Schedule 7A of the 1990 Act.

1.8 The Owner and the Second Owner are willing to enter into, be bound by the obligations and be subject to the restrictions in this Agreement on the terms set out herein.

1.9 The Parties are satisfied that the provisions of this Agreement comply with the requirements of regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended) and, accordingly, that the planning obligations contained in this Agreement are necessary to make the Development acceptable in planning terms, are directly related to the Development and fairly and reasonably relate in scale and kind to the Development.

NOW THIS AGREEMENT WITNESSES as follows:

2. INTERPRETATION

In this Agreement:

2.1 Words importing the one gender include reference to all the genders.

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

2.3 Words importing persons include companies and corporations and vice versa.

2.4 Any words following the terms including, include, in particular, for example or any similar expression shall be construed as illustrative and shall not limit the sense of the words, description, definition, phrase or term preceding those.

2.5 Wherever there is more than one person named as a party and where more than one party undertakes an obligation, all their obligations can be enforced against all of them jointly and against each individually.

2.6 Any reference to a clause, schedule, paragraph or plan is to a clause, schedule, paragraph or plan in, to or attached to this Agreement, unless expressly stated otherwise.

2.7 Any reference to a colour or letter is to a colour or letter on the plans attached to this Agreement.

2.8 In the absence of contrary provision, any reference to a statute includes any statutory modification or re-enactment of it and every statutory instrument, direction, specification made or issued under the statute or deriving validity from it.

2.9 A reference to writing or written excludes fax and email.

2.10 An obligation on a party not to do something includes an obligation not to allow that thing to be done.

2.11 References to any party to this Agreement shall include the successors in title to that party and to any person deriving title through or under that party and, in the case of the Council, the successors to their functions as local planning authority.

2.12 The headings are for reference only and shall not affect construction.

3. DEFINITIONS

It is hereby agreed between the Parties set out in this Agreement that the following expressions have the following meanings:

"Act"	the Town and Country Planning Act 1990 (as amended).
"Application"	the application ascribed reference number DC/24/1581 and described as: Outline planning application for up to 79 Dwellings (including affordable homes) with all matters reserved except for access.
"Application Site"	all that land comprising land adjoining Kingsfold Marringdean Road, Billingshurst, West Sussex RH14 9HE shown for identification purposes edged red on the Application Site Plan and to which the Application relates.
"Application Site Plan"	the plan of the Application Site entitled "Location Plan" with drawing number BG-LC-01 dated August 2024 at Schedule 1 of this Agreement.
"Commencement of Development"	the carrying out of a material operation as defined in section 56(4) of the Act in respect of the Development but excluding (for the purposes of this Agreement and for no other purpose) any operation relating to works of investigations in respect of land contamination or remedial action in respect thereof, enabling works, demolition, site clearance works, earthworks, archaeological investigations and digs, exploratory boreholes, operations permitted by the Town and Country Planning (General Permitted Development) Order 2015, the erection of hoardings and fencing, temporary diversion of services and signage (including the formation of temporary construction accesses) and "**Commence Development**" shall be construed accordingly;
"Commencement Date"	the date on which the Commencement of the Development occurs;
"Commencement Notice"	the written notice confirming the Commencement Date referred to in clause 8.1.1 and served in accordance with Clause 8.3.

"County Council's Contributions"	Means the Highway Works Contribution, the TRO Application Fee, the Travel Plan Monitoring Fee and the PROW Contribution.
"County Council Monitoring Fee"	Means the sum of £1,620 (one thousand six hundred and twenty pounds) for the County Council's cost of monitoring the obligations to be paid to the County Council in accordance with Clause 8.9 of this Agreement.
"Development"	the development of the Application Site pursuant to the Planning Permission.
"Dwelling"	a residential dwelling constructed on the Application Site and forming part of the Development.
"Head of Development and Building Control"	the Head of Development and Building Control at the Council or any successor or such other officer as may be designated by the Council for the purposes of discharging their duties and functions from time to time.
"Highway Works Contribution"	Means the contribution of £32,000 (thirty-two thousand pounds) Indexed to be paid to the County Council in accordance with Schedule 9 and will be applied by the County Council towards minor public footway and public transport improvements secure cycle parking and bus shelter improvements which will be undertaken by the Parish Council within Billingshurst
"Indexed"	the quantum by which a contribution payable under this shall increase to be calculated by an amount equal to the proportionate increase in the All in Tender Price Index published annually by the Building Costs Information Service of the Royal Institute of Chartered Surveyors and any contributions owed to the County Council or the Council under this Deed will be Indexed in accordance with clause 7.
"Framework Travel Plan"	the framework travel plan submitted as part of the Application prepared by i-Transport with reference LJ/SG/ITB13322-011D and dated 24th September 2024
"Monitoring Fees"	Fees totalling **£800 (eight hundred)** for monitoring obligations in the Agreement to be paid to the Council in accordance with clause 8.9 of this Agreement.
"Occupation"	occupation for any purpose for which the Planning Permission has been granted by the Council other than occupation for the purposes of construction or fitting out or occupation for security, marketing or display and "**Occupy**" and "**Occupied**" shall be construed accordingly.
"Occupation Date"	the date on which the Development is first Occupied.
"Occupation Notice"	the written notice confirming the Occupation Date referred to in clause 8.1.2 to be served in accordance with clause 8.3 of this Agreement.
"Owners"	Means the Owner and the Second Owner.
"Planning Permission"	the planning permission to be granted by the Council pursuant to the Application.
"Section 73 Consent"	any planning permission granted pursuant to section 73 of the Act to vary and/ or remove any planning condition(s) subject to which the Planning Permission was granted and/ or subsequent planning permission was granted pursuant to section 73 of the Act.
"Travel Plan"	Means a travel plan substantially in accordance with the Framework Travel Plan in respect of encouraging and increasing sustainable and active travel including consideration of cycle parking provisions across to the Development to be approved pursuant to the Planning

	Permission and in accordance with Schedule 7 of this Deed subject to any amendments agreed in writing by the County Council from time to time
"Travel Plan Co-ordinator"	Means the person appointed by the Owner responsible for securing the implementation of the Travel Plan
"Travel Plan Monitoring Fee"	Means the sum of £3,950 (three thousand nine hundred and fifty pounds) Indexed payable to the County Council for monitoring the delivery of the Travel Plan over the lifetime of the Development
"TRO Application Fee"	Means the sum of £10,205 (ten thousand two hundred and five pounds) Index payable to the County Council for the promotion and advertisement of a potential traffic regulation order pursuant to the Road Traffic Regulation Act 1984 for the TRO Works and payable in accordance with Schedule 8 of this Deed
"TRO Works"	Means the proposed works to ensure a reduction of the speed limit along Marringdean Road to a 30 mph limit which may include any signage or lining works in accordance with Schedule 8 of this Deed
"Working Day"	means Monday to Friday inclusive but excluding any day that is a bank holiday, public holiday or statutory holiday in England.

4. ENABLING PROVISIONS

4.1 This Agreement is made pursuant to section 106 of the Act, section 111 of the Local Government Act 1972, section 1 of the Localism Act 2011 and all other enabling powers.

5. CONDITIONS PRECEDENT

5.1 This Agreement shall come into effect upon the date it is dated but the provisions in Schedules 2, 4, 5, 7, and 8 (except for paragraph 2 of Schedule 2, paragraph 2 of Schedule 4, paragraphs 3.1 and 3.2 of Schedule 5 and paragraph 1.1 of Schedule 7) shall only take effect upon the grant of the Planning Permission and Commencement of Development unless explicitly stated otherwise.

6. COVENANTS

6.1 Subject to clause 5.1:

6.1.1 The Owners covenant with the Council and the County Council to comply fully with and to perform the obligations contained herein and in Schedules 1-9 of this Agreement in accordance with the requirements and timescales set out;

6.1.2 The Owners covenant with the Council and the County Council that the Development and use of the Application Site and the BNG Land shall be in strict accordance with this Agreement;

6.1.3 The Council covenants with the Owners to comply fully with and to perform the obligations contained herein.

6.1.4 The County Council covenants with the Owners to comply fully with and to perform the obligations contained herein.

7. INDEXATION

7.1 The County Council's Contributions payable to the County Council under this Deed shall be increased by the application of the following formula:

A = B x C (where C/D) is equal to or greater than 1

D

Where A is the sum actually payable on the date of payment

B is the original sum mentioned in this Deed

C is the BCIS Index for the quarter preceding the date of payment

D is the BCIS Index for the quarter preceding the date of the County Council's consultation response (1st May 2025)

and Indexation shall be construed accordingly.

8. NOTICES

8.1 The Owners covenant with the Council as follows:

8.1.1 to give the Commencement Notice to the Council not less than 5 (five) Working Days before the anticipated Commencement Date; and

8.1.2 to give the Occupation Notice to the Council not less than 5 (five) Working Days before the anticipated Occupation Date.

8.2 The Parties to this Agreement agree that if the Owners fail to give the notice required by clause 8.1.1 and clause 8.1.2 above then the Council shall be entitled in its absolute discretion to determine the Commencement Date and Occupation Date and shall give notice to the Owners of the Council's determination.

8.3 Any notice, certificate or other communication required or permitted to be given under this Agreement shall be given in writing to the relevant party at the relevant address referred to at the start of this Agreement or such other address as may be notified in writing to the other party and must be served personally or by first class registered or first class recorded delivery post and, in the case of the Council, the relevant party shall address any notice to the Head of Development and Building Control of the Council.

8.4 Any notice, certificate or other communication sent by post shall be deemed (in the absence of evidence of receipt) to have been delivered 2 (two) Working Days after despatch and in proving the fact of despatch it shall be sufficient to show that the envelope was properly addressed and posted.

8.5 Any notice, certificate or other communication delivered personally shall be deemed to have been delivered at the time it is received provided it is received between 09:00hrs and 17:00hrs on a Working Day but otherwise it shall be deemed to have been received on the next Working Day.

9. COSTS

9.1 The Owners have undertaken to pay on or before the date hereof the Council's reasonable legal costs incurred in preparing and entering into this Agreement and the Monitoring Fees for monitoring the planning obligations contained herein.

9.2 The Owners have undertaken to pay on or before the date hereof the County Council's reasonable legal costs incurred in preparing and entering into this Agreement and the County Council's Monitoring Fee for monitoring the planning obligations contained herein.

10. CHARGEE'S/ MORGAGEE'S CONSENT/ LIABILITY

10.1 Any future chargee or mortgagee shall not be liable for any breach of the obligations in this Agreement unless committed or continuing at a time when it is in possession of all or any part of the Application Site in which case it will be bound by the obligations in this Agreement as if it were a person deriving title from the Owners (as applicable).

11. GENERAL

The Parties undertake that:

11.1 this Agreement constitutes a planning obligation for the purposes of section 106 of the Act, section 111 of the Local Government Act 1972, section 1 of the Localism Act 2011 and any other enabling powers.

11.2 this Agreement constitutes a deed.

11.3 this Agreement is enforceable by the Council and the County Council in accordance with section 106 of the Act.

11.4 nothing in this Agreement confers or is intended to confer a benefit on a third party under the Contracts (Rights of Third Parties) Act 1999.

11.5 It is hereby agreed by the Owners that failure by the Council at any time to enforce the provisions of this Agreement or to require performance strictly or otherwise by the Owners of any of the conditions, covenants, agreements or obligations of this Agreement or any failure or delay by the Council to exercise any act, right or remedy shall not be construed as a creating an estoppel in connection with any such condition, covenant, agreement or obligation and shall not affect the validity of this Agreement or any part thereof or the right of the Council to enforce any provision and any variation of this Agreement shall not vitiate the remainder of the Agreement which shall remain in full force and effect subject to such amendment or amendments.

11.6 The Owners hereby undertake that:

11.6.1 this Agreement supersedes and replaces all previous negotiations whether oral or written;

11.6.2 the Owners have not relied on any express or implied statement warranty representation or undertaking given by or on behalf of the Council; and

11.6.3 nothing herein contained excludes the liability of any party in relation to fraud.

11.7 The Owners acknowledge that this Agreement will be registered as a local land charge.

11.8 The Owners hereby give consent for the Application Site Plan to be reproduced by the Council .

11.9 If any provision in this Agreement shall be held to be invalid, illegal or unenforceable the validity, legality and enforceability of the remaining provisions hereof shall not in any way be deemed thereby to be affected or impaired.

11.10 This Agreement shall be governed by and interpreted in accordance with laws of England and the Parties submit to the exclusive jurisdiction of the courts of England.

11.11 The obligations in this Agreement (with the exception of clause 9. – Costs) shall cease to have effect (insofar only as any has not already been complied with) if, before the Commencement of Development, the Planning Permission:

11.11.1 expires; or

11.11.2 is varied or revoked other than at the request of the Owners and/ or the Developer; or

11.11.3 is quashed following a successful legal challenge,

but will remain in full force and effect so far as any subsisting Section 73 Consent is concerned.

11.12 The Owner (or any person deriving title to Application Site from the Owner) shall not be liable for any breach of the restrictions and obligations set out in this Agreement where such breach arises after the Owner has parted with its interest in the Application Site or part of Application Site to which such breach relates save in respect of liability for antecedent breach of this Agreement.

11.13 The Second Owner (or any person deriving title to Application Site from the Second Owner) shall not be liable for any breach of the restrictions and obligations set out in this

Agreement where such breach arises after the Second Owner has parted with its interest in the Application Site or part of Application Site to which such breach relates save in respect of liability for antecedent breach of this Agreement.

11.14 Section 33 of the Local Government (Miscellaneous Provisions) Act 1982 applies to the covenants in this agreement.

11.15 References to the Application Site includes any part of it/ them.

11.16 Any covenant by the Owners not to do any act or thing includes a covenant not to permit or allow the doing of that act or thing.

11.17 Nothing in this Agreement shall prohibit or limit the right to develop any part of the Site in accordance with any planning permission (other than the Planning Permission or any modification variation or amendment thereof) granted after the date of the Planning Permission.

11.18 Subject to the proviso to this clause if any Section 73 Consent is granted after the date of this Agreement:

11.18.1 the obligations in this Agreement shall relate to and bind such Section 73 Consent; and

11.18.2 the definitions of Application, Development and Planning Permission (other than for the purposes of clause 1) shall be construed to include reference to (respectively) the planning application for the Section 73 Consent, the development permitted by the Section 73 Consent and the Section 73 Consent itself.

11.18.3 nothing in this clause shall fetter the discretion of the Council in determining any planning application for a Section 73 Consent and the appropriate planning obligations required in connection with the determination of the same.

PROVIDED THAT:

11.18.4 to the extent that any of the obligations in this Agreement have already been discharged at the date that a Section 73 Consent is granted they shall remain discharged for the purposes of the Section 73 Consent; and

11.18.5 the Council reserves the right to insist upon the completion of a separate planning obligation by deed of agreement in connection with any Section 73 Consent if the Council (acting reasonably) considers it desirable to do so.

11.19 The provisions of this Agreement shall not bind the following:

11.19.1 Purchasers tenants occupiers (or their respective mortgagees and chargees) of any individual Dwelling except for planning obligations save for the obligations in Schedule 2 and 3 which shall apply to the Affordable Housing Units;

11.19.2 Any statutory undertakers in respect of land held for their operational purposes and as a consequence of the release given in this clause this Agreement may be modified varied or released without the consent or approval of any such person without them being a party to any document or deed required to effect such a modification variation or release but such document or deed shall take effect as if they had been a party to such document or deed;

12. DISPUTE RESOLUTION

12.1 Save for matters of construction (which shall be matters for the Court) should a dispute or difference arise between the Parties concerning anything herein then the provisions of this clause 12 shall apply.

12.2 All differences and disputes which may arise between the Parties concerning this Agreement shall be referred to the determination (as an expert and not as an arbitrator) of an independent leading conveyancing/ planning counsel agreed upon by the Parties but in default of such agreement appointed by the President of the Law Society of England and Wales on the application of any of the Parties.

12.3 All differences and disputes which may arise between the Parties concerning matters that are the subject of a Breach Notice served in accordance with paragraph 5, Part 1 of

Schedule 5 of this Agreement shall be referred to the determination (as an expert and not as an arbitrator) of an independent Member/ Fellow of the Chartered Institute of Ecology and Environmental Management or equivalent agreed upon by the Parties but in default of such agreement appointed by Chartered Institute of Ecology and Environmental Management.

12.4 Any expert appointed pursuant to clause 12.2 or 12.3 shall:

12.4.1 on his appointment serve written notice thereof on the parties in dispute;

12.4.2 consider any written representations by or on behalf of those parties which are received by him within 20 (twenty) Working Days of such service and immediately forward a copy of the written representation of one party to the other party;

12.4.3 allow the parties to the dispute an opportunity of commenting in writing on the other party's representations within 20 (twenty) Working Days of receipt by the other party thereof;

12.4.4 have an unfettered discretion to determine the reference to him;

12.4.5 serve notice of his determination as soon as he has made it;

12.4.6 give full and clear reasons for his decision; and

12.4.7 be paid his proper fee and expenses in connection with such reference by the Parties in dispute in equal shares or in such shares as he may determine and his determination shall be final and binding on the parties in dispute (save in the case of manifest error) PROVIDED THAT if any such expert shall die, become insolvent or of unsound mind or if any of the parties in dispute shall serve on him written notice in their opinion he has unreasonably delayed making his determination he shall be ipso facto discharged and be entitled only to his reasonable expenses prior to such discharge and another person shall be appointed in his place as such expert.

12.5 The provisions of this clause shall not affect the ability of the Council to apply for and be granted any of the following: declaratory relief, injunction, specific performance, payment of any sum, damages, and any other means of enforcing this Agreement and consequential and interim orders and relief.

13. OWNERSHIP

13.1 The Owners warrant that no person other than the Owners have any legal or equitable interest in the Application Site other than as set out in this Agreement.

13.2 The Owners undertake to the Council to give the Council immediate written notice of any change in the ownership of any of their respective interests in the Application Site, occurring before all the obligations under this Agreement have been discharged such notice to give details of the transferee's full name and registered office (if a company or usual address if not) together with the area of the Application Site and/or the Offsetting Site purchased by reference to a plan.

IN WITNESS whereof this Agreement has been duly executed the day and year first hereinbefore mentioned

SIGNED as a DEED by
TRACEY LYNNE WALSH

..... [redacted] ..... Signature

In the presence of:

W [redacted] ..... Signature

I DARREN SPINKS ..... Print name

T KINGSFOLD LODGE, WARRINGTON Address 1
ROAD, BILLINGSHURST, WEST SUSSEX
RH14 9HE

N ..... Address 2

E ..... Address 3

S ..... Post code

S ..... Occupation

EXECUTED as a **DEED** by
WATES GROUP LIMITED
acting by two directors or one director and the company secretary

[redacted] ..... Signed (Director)

..... Signed (Director/ Company Secretary)

in the presence of a witness

W [redacted] ..... Signature

I LOREN U JOHNSTON ..... Print name

T Wates House ..... Address 1

N Station Approach ..... Address 2

E Leatherhead ..... Address 3

S KT22 7SW ..... Post code

S Land and Planning Manager ..... Occupation

*Note: if signed pursuant to a Power of Attorney, the Power of Attorney nominating the Attorney who signs this Deed on behalf of the Mortgagee must be submitted to the Council with this Deed.

SEALED WITH THE COMMON SEAL of
WEST SUSSEX COUNTY COUNCIL
in the presence of:

[redacted]

Authorised Officer

3234/12/3/2025

SEALED WITH THE COMMON SEAL of
HORSHAM DISTRICT COUNCIL
in the presence of:

[redacted]

Authorised Officer

18148 X4

SCHEDULE 1

Plans

1. Application Site Plan entitled "Location Plan" reference BG-LC-01 dated August 2024
2. Open Space Plan entitled "Land Use Parameter Plan" reference 21087-RFT-00-00-DR-A-0132 Rev P03 dated April 2025.



N

3430/1/2/3/2025

[redacted]

[redacted]

[redacted]

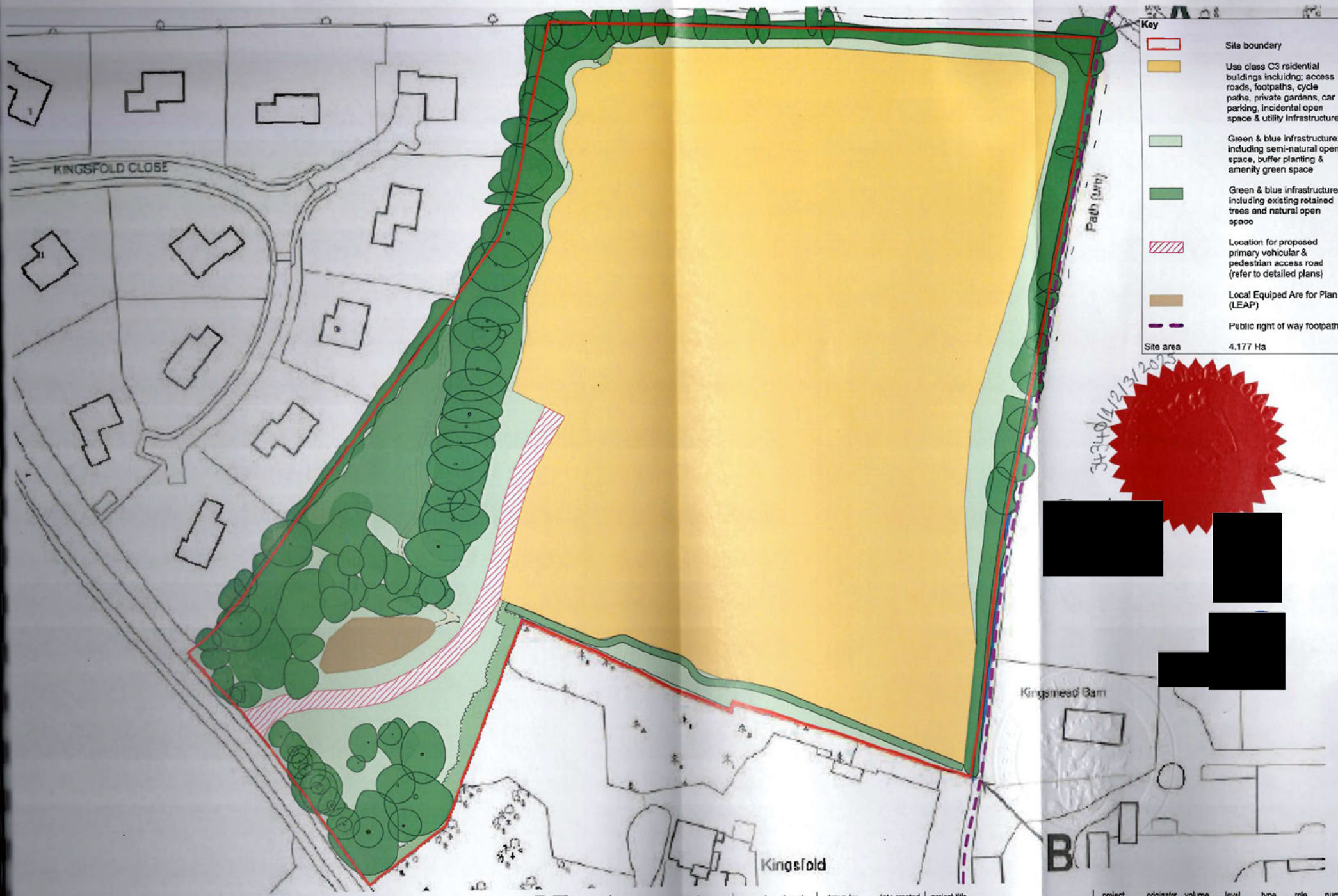
[redacted]

0 10 20 30 40 50
metres

[redacted]

Land at Marringdean Road, Billingshurst.	Scale 1:1250 @ A3
Location Plan	Aug 2025
Plan number: BG-LC-01	

Ordnance Survey Copyright Licence Number: 100031961



rev.	date	changes description
P03	06/10/2025	Boundary shown
P02	14/04/2025	LEAP relocated
P01	07/04/2025	Initial Issue

status	issued by
S2	JKR
S2	JKR
S2	JKR

N

0 10 20 40 50m

RE-FORMAT

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drawn by	date created
JKR	Apr 2025
checked by	scale at A3
MS	1:1000

project title
Land to the north of Marringdean Road, Billingshurst
document title
Parameter plan - Land Use

project	originator	volume	level	type	role	number
21087	- RFT -	00	- 00 -	DR	- A -	0132

status	suitability description	revision
S2	Suitable for Coordination	P03

SCHEDULE 2

Affordable Housing

1. DEFINITIONS

It is hereby agreed between the Parties set out in this Agreement that the following expressions have the following meanings:

"Affordable Housing"	affordable housing comprising Rented Units and/ or Shared Ownership Units (or such other forms of intermediate tenure as defined in the National Planning Policy Framework) provided to meet the needs of eligible households which are not met by the market, including availability at sufficiently low cost determined with regard to local incomes and local house prices and provision for the home to remain at an affordable price for future eligible households or if these restrictions are lifted for the subsidy to be recycled for alternative affordable housing provision.
"Affordable Housing Land"	those parts of the Application Site on which the Affordable Housing Units shall be constructed together with the associated curtilage of each such building and amenity space where relevant and provided in accordance with the obligations set out in this Agreement.
"Affordable Housing Scheme"	a scheme for the provision of the Affordable Housing Units to be provided by the Owners which shall (as a minimum) provide: a) The type and size of Housing Units to be provided as the Affordable Housing Units; b) a plan showing the location of the Affordable Housing Land and the Affordable Housing Units, appropriately distributed throughout the Development so that, where practical, it is not segregated from the Open Market Units, to ensure inclusive and mixed communities AND identifying which (if any) of the Affordable Housing Units shall be fully wheelchair accessible, their type, size and location within the Development AND such other matters as the Council may require (acting reasonably); **AND** c) such other matters as the Council may require (acting reasonably).
"Affordable Housing Provider"	either one or a combination of: a) a registered provider of social housing within the meaning of the Housing and Regeneration Act 2008 (including its successors and assigns from time to time) who is on the Council's approved list (as may be amended from time to time) OR another registered provider of social housing as may be proposed by the Owners and approved in writing by the Council; OR b) an unregistered provider of affordable housing approved by the Council, or such other body or organisation approved by the Council whose main object is the provision of Affordable Housing;
"Affordable Housing Tenure Mix"	a tenure mix of 71% and 29% Shared Ownership Units or such other mix of Affordable Housing Units as shall be approved in writing by the Council (such approval not to be unreasonably withheld or delayed).

"Affordable Housing Units"	the 35% of the Housing Units to be provided as part of the Development as identified in the Affordable Housing Scheme, of which: a) 71% shall be provided as Rented Units AND b) 29% shall be provided as Shared Ownership Units and which are to be transferred to an Affordable Housing Provider as housing for persons in Housing Need in accordance with the provisions of this Agreement unless an alternative tenure mix is required to fulfil the requirements of paragraph 3.8 of this Schedule 2.
"Affordable Rent"	in relation to first lets only, chargeable rent that is subject to the HE's Rent Standard (April 2020) as expanded on by the Rent Standard and Guidance (1 April 2013 – 31 March 2024) and any such document and/or associated guidance that may be amended updated or replaced from time to time and is required to be offered to eligible householders in Housing Need at an open market rental level which does not exceed 80% of local market rent (inclusive of service charges) for an equivalent property of that size and location calculated using the Royal Institute of Chartered Surveyors approved valuation methods OR (on first lets only) the applicable Local Housing Allowance rate for the District Council if lower than 80% of local market rent (inclusive of service charges).
"Affordable Rented Units"	rented housing let by the Affordable Housing Provider to eligible households at Affordable Rent and **"Affordable Rented Unit"** shall be construed as meaning any one of them.
"BCIS Index"	means the All-In Tender Price Index published by the Building Cost Information Service Index of the Royal Institution of Chartered Surveyors or (if such index is at the relevant time no longer published) such other comparable index or basis for indexation as the Council may specify.
"Deed of Nomination Rights"	the Council's nomination agreement in the form (or substantially in the form) attached at Schedule 3 to be entered into between the Council and the Affordable Housing Provider to provide the Council with nomination rights in respect of the Affordable Rented Units for the life of the Development.
"Disposal"	a disposal of the Affordable Housing Units to an Affordable Housing Provider whether by transfer of the freehold or the grant of a long lease for a term of at least 990 years and **"Dispose"** shall be construed accordingly.
"First Occupation"	the date on which each Housing Unit is Occupied for the first time.
"Fully Serviced"	where provision of Housing Units is made with access from the highway surfaced to adoptable standard and all utility connections, including electricity, gas, mains water, sewerage and high-speed broadband are installed and fully functional.
"Head of Development and Building Control"	the Head of Development and Building Control at the Council or any successor or such other officer as may be designated by the Council for the purposes of discharging their duties and functions from time to time.
"Head of Housing and Communities"	the Council's Head of Housing and Communities or such other officer as may be lawfully designated by the Council for the purposes of discharging his duties and functions.

"Homes England"	the executive non-departmental public body known as Homes England (or any successor body to its functions within the meaning of Part I of the Housing and Regeneration Act 2008 that funds new affordable homes and regulates registered providers of social housing in England);
"Housing Register and Nominations Policy"	the Council's published scheme of allocations presently contained in its "Housing Register and Nominations Policy (April 2023)" or any amendment, update, variation, or subsequent replacement thereof.
"Housing Need"	a) in relation to the Rented Units the requirement by a person for social housing allocation in accordance with the Housing Register and Nominations Policy; and b) in relation to the Shared Ownership Units the requirement for a person's income to be insufficient to enable them rent or buy housing available locally on the open market determined with regard to local incomes and local house prices;
"Housing Unit"	a unit for residential Occupation to be constructed as part of the Development.
"Local Housing Allowance"	the flat rate rental allowance providing financial assistance towards the housing costs of low-income households for different rental market areas and property types set out and reviewed by the Valuation Office Agency under a framework introduced by the Department of Work and Pensions or such similar framework that may replace it
"Neighbouring Councils"	councils who share the same housing market within the Council's Strategic Housing Market Assessment;
"New Homes Build Warranty"	the insurance policy for the benefit of the homeowner and (as applicable) the mortgage lender and insuring against major structural defects in respect of the Dwelling.
"Open Market Units"	all those Housing Units to be constructed on the Application Site which are not Affordable Housing Units.
"Practical Completion"	in relation to a Housing Unit, complete save for minor snagging items such that it is reasonably fit for occupation or use with all utilities/ services connected and in full operation and accessible by both vehicles and pedestrians, and the words and **"Practically Complete"** shall be construed accordingly.
"Rented Units"	Housing Units to be made available by an Affordable Housing Provider as low cost rented accommodation (as defined by s.69 Housing and Regeneration Act 2008), which includes (but is not limited to) Affordable Rented Units and Social Rented Units.
"Right to Acquire"	the right of a secure tenant to purchase their dwellinghouse as set out in Part V of the Housing Act 1996 (as amended) and Housing (Right to Acquire) Regulations 1997.
"Right to Buy"	the right of a secure tenant to purchase their dwellinghouse as set out in Part V of the Housing Act 1985 (as amended)
"Shared Ownership Lease"	a lease which accords with HE's model form of lease issued from time to time.
"Shared Ownership Unit"	the Affordable Housing Units to made available by an Affordable Housing Provider whereby a person granted a Shared Ownership Lease can purchase an initial equity share in a Shared Ownership Unit of not less than 10% and not more than 75% and pay rent on the unsold equity with flexibility for such a person to purchase further equity shares in the Shared Ownership Unit up to 100% or such other

	equity sharing or retention terms from time to time approved by the Council.
"Social Rent"	rent set in accordance with the Regulator for Social Housing's Tenancy Standard (April 2012) as may be amended updated or replaced from time to time at a rent not higher than the national rent regime amount.
"Social Rented Units"	Affordable Housing Units that will be let to persons in housing need at a Social Rent and "**Social Rented Unit**" shall be construed as meaning any one of them.

The Owner hereby covenants with the Council as follows:

2. GENERAL PROVISIONS

2.1 Prior to Commencement of Development to submit to the Council for its approval the Affordable Housing Scheme and not to Commence Development unless and until the Council has approved the Affordable Housing Scheme in writing.

2.2 Subject to paragraph 4.1 of this Schedule (and the sub-paragraphs thereof), to construct, Practically Complete and deliver the Affordable Housing Units on the Affordable Housing Land in accordance with the approved Affordable Housing Scheme and the other provisions of this Schedule subject to any amendments agreed in writing by the Council from time to time.

2.3 Not to Occupy or use the Affordable Housing Units for any other purpose other than as Affordable Housing in accordance with the approved Affordable Housing Scheme and the other provisions of this Schedule.

2.4 The Owner further covenants that:

2.4.1 the Rented Units shall not be Occupied other than by persons who are in Housing Need on Affordable Rent or Social Rent terms or any other form of low cost rented accommodation (as defined by s.69 of the Housing and Regeneration Act 2008, by way of an assured tenancy complying with the guidance given by HE;

2.4.2 the Shared Ownership Units shall not be Occupied other than by persons who are in Housing Need.

3. PRACTICAL COMPLETION AND TRANSFER OF AFFORDABLE HOUSING UNITS

3.1 Prior to Occupation of a maximum of 25% (twenty five percent) of the Open Market Units, to make reasonable endeavours to enter into a binding contract for:

3.1.1 the disposal of the Affordable Housing Land to an Affordable Housing Provider together with a contract requiring the construction of the Affordable Housing Units in accordance with the Planning Permission and the Affordable Housing Scheme; **OR**

3.1.2 the transfer to an Affordable Housing Provider of the Affordable Housing Units, Fully Serviced and in clean condition and the Affordable Housing Land.

3.2 In the event of a transfer taking place pursuant to paragraph 3.1.2, prior to Occupation of a maximum of 80% of the Open Market Units to:

3.2.1 construct and Practically Complete all the Affordable Housing Units in accordance with the Planning Permission and the Affordable Housing Scheme.

3.2.2 transfer either the freehold title, or a lease for at least 990 years on a full repairing and insuring basis, for the Affordable Housing Units to the Affordable Housing Provider, free from all encumbrances (other than those

on the title of the Affordable Housing Land at the date of this Deed) and financial charges.

3.2.3 provide the New Homes Build Warranty for each of the Affordable Housing Units to the Affordable Housing Provider.

3.3 Not to Occupy or allow Occupation of more than 25% of the Open Market Units unless and until the provisions of paragraph 3.1 of this Schedule (including its sub-paragraphs) have been complied with.

3.4 Not to Occupy or allow Occupation of more than 80% of the Open Market Units unless and until the provisions of paragraph 3.2 of this Schedule (including its sub-paragraphs) have been complied with.

3.5 Within any transfer and/ or lease of any/ all of the Affordable Housing Units to the Affordable Housing Provider, to require or procure the execution by the Affordable Housing Provider and delivery to the Council of a Deed of Nomination Rights in respect of the Rented Units, substantially (but subject to such amendments as may be agreed between the Affordable Housing Provider and the Council) in the form set out in Schedule 3 with the Council's costs to be paid by the Affordable Housing Provider.

3.6 To provide evidence of the transfer of the freehold interest or grant of the leasehold interest of the Affordable Housing Units referred to in Paragraph 3.2.2 of this Schedule to the Head of Housing and Communities within 5 (five) Working Days of completion of the transfer or grant.

3.7 In the event that no agreement for the transfer the Affordable Housing Land and/ or Affordable Housing Units (as required by paragraph 3.1) has been reached at the expiration period of 6 (six) months from the date of first approach to an Affordable Housing Provider pursuant to paragraph 3.1 above, to:

3.7.1 serve notice on the Council confirming that no agreement has been entered into;

3.7.2 submit evidence to the Head of Development and Building Control demonstrating the steps taken and explaining why such an agreement could not be entered into with any Affordable Housing Provider.

3.8 To allow a further period of 3 (three) months from the date of service of the notice referred to in paragraph 3.7.1 of this Schedule EITHER to find an Affordable Housing Provider(s) (as required by paragraph 3.1) with the assistance of the Council AND/ OR to agree an alternative tenure mix by amendment of the Affordable Housing Scheme.

3.9 That a minimum 10% and a maximum 75% share in each Shared Ownership Unit may be sold to eligible applicants initially and that the rent (excluding service charge) to be charged on the remaining percentage share in the Shared Ownership Units shall not be more than 3% of the capital value of the unsold equity in that particular Shared Ownership Unit.

3.10 Unless otherwise agreed by the Council or directed by HE any proceeds derived from the sale of a Shared Ownership Unit or the proceeds from a Right to Buy or Right to Acquire transaction of a Rented Unit shall be used by the Affordable Housing Provider to re-invest in Affordable Housing with priority given to the provision of new dwellings for Affordable Rent or Social Rent.

4. MISCELLANEOUS PROVISIONS

4.1 Prior to Occupation of the Affordable Housing Units:

4.1.1 all public highways (if any) and public sewerage and drainage serving the Affordable Housing Units shall be in place and shall meet all statutory requirements for such public sewerage and drainage including any build over consents or agreements that might be required;

4.1.2 all private roads, footways and footpaths (if any) serving the Affordable Housing Units shall be in place and constructed to an adoptable standard;

4.1.3 all private sewage and drainage pipes, channels and gutters, all mains water and gas pipes and electricity cables (as applicable) serving the Affordable Housing Units shall be constructed, laid, connected, operational and serviceable.

5. EXCLUSIONS

5.1 The obligations contained in this Schedule shall neither be binding on nor enforceable against:

5.1.1 any mortgagee or chargee (or any receiver (including an administrative receiver)) appointed by such mortgagee or chargee or any other person appointed under any security documentation to enable such mortgagee or chargee to realise its security ("Appointee") or any administrator (howsoever appointed) ("Administrator") including a housing administrator (each a "Receiver")) of an Affordable Housing Provider of the Affordable Housing Land and/ or Affordable Housing Provider of the Affordable Housing Units or any persons or bodies deriving title through such mortgagee or chargee or Receiver, Appointee or Administrator PROVIDED ALWAYS THAT

5.1.1.1 any power of sale available to any such Appointee Administrator or Receiver shall only be exercised in the event of there being a default of any obligation or any breach of the terms under the security documentation or in the circumstances where a housing administration order is granted;

5.1.1.2 such Appointee Administrator or Receiver shall first have notified the Council and the Head of Housing and Communities that it wishes to exercise its power of sale;

5.1.1.3 for a period of 3 (three) clear calendar months from the date of such notification, the Appointee, Administrator or Receiver shall use reasonable endeavours to complete a disposal of the relevant Affordable Housing Land and/ or Affordable Housing Units to another Affordable Housing Provider (who shall take subject to the provisions of this Deed) or (at the Council's absolute discretion) to the Council for a consideration not less than the amount due and outstanding under the terms of the relevant security documentation including all accrued principal monies interest and costs and expenses

PROVIDED THAT and for the avoidance of doubt if such disposal has not been completed within such 3-month period then the Appointee, Administrator or Receiver shall be entitled to dispose of the relevant Affordable Housing Units free from the obligations contained in this Schedule which provisions shall determine absolutely

5.1.2 a tenant of an Affordable Rented Unit who has exercised a Right to Acquire;

5.1.3 A tenant of an Affordable Rented Unit who has exercised a Right to Buy;

5.1.4 Any person who has acquired 100% of the equity in the Shared Ownership Unit; and

5.1.5 any successor in title of any person detailed in Sub-Paragraphs 5.1.2, 5.1.3 and 5.1.4 (above) or their mortgagee or chargee.

SCHEDULE 3

Specimen Deed of Nomination Rights

[AFFORDABLE HOUSING PROVIDER]

and

HORSHAM DISTRICT COUNCIL

DEED OF NOMINATION RIGHTS

for

[ ] Affordable Housing – Rented Units

at

[ ] West Sussex

Authority: Signed and Dated S106 [ ]

Lauren Kelly
Head of Legal and Democratic Services
Horsham Council
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB

Ref:

THIS DEED OF NOMINATION RIGHTS is made the day of 202X

BETWEEN:

(1) [ ] ("the Affordable Housing Provider"); and

(2) **HORSHAM DISTRICT COUNCIL** of Albery House, Springfield Road, Horsham West Sussex RH12 2BG ("the Council")

1. DEFINITIONS

In this Deed the following expressions shall have the following meanings:

"Affordable Housing"	subsidised housing provided to eligible households whose needs are not met by the market and which should meet the needs of eligible households, including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices and shall include provision for the home to remain at an affordable price for future eligible households or if these restrictions are lifted for the subsidy to be recycled for alternative affordable housing provision. and for the purposes of this deed comprises the Rented Units;
"Affordable Housing Land"	the land upon which the Rented Units are constructed [address of property] shown edged red on the plan at Schedule 1 of this Deed;
"Affordable Housing Provider"	either one or a combination of: a) a registered provider of social housing within the meaning of the Housing and Regeneration Act 2008 (including its successors and assigns from time to time) as nominated by the Council from the Council's approved list (as may be amended from time to time) OR another registered provider of social housing as may be proposed by the Head of Housing and Communities and approved by the Council; OR b) an unregistered provider of social housing approved by the Council, or such other body or organisation approved by the Council whose main object is the provision of Affordable Housing;
"Exempted Void	a Void occurring when the Council transfers a tenant to more suitable accommodation to meet the tenant's needs;
"Homes England"	the executive non-departmental public body called Homes England, sponsored by the Department for Levelling Up, Housing and Communities or any bodies undertaking the existing functions of Homes England within the meaning of Part 1 of the Housing and Regeneration Act 2008 (or redefined by any amendment replacement or re-enactment of such Act;
"Housing Register and Nominations Policy"	the Council's Housing Register and Nominations Policy dated April 2025 (and which may be updated from time to time): https://www.horsham.gov.uk/__data/assets/pdf_file/0007/146779/Housing-Register-Nominations-Policy.pdf or other document which may replace it;
"Initial Let"	the first tenancy or lease of a newly constructed and previously unoccupied Rented Unit and **"Initial Let"** shall mean any one of them;
"Local Connection"	in relation to an individual, that such individual: a) immediately before taking up occupation of a Rented Unit had his only or principal home in the parish of Billingshurst for a continuous period of not less than two years; or b) a member of his household has a parent, child, adult child, brother or sister whose only or principal home is and has been for a continuous

	period of not less than 2 (two) years in the parish of Billingshurst and he wishes to be near that relative; or c) is and has been permanently employed in the parish of Billingshurst for a continuous period of not less than 2 (two) years provided that where no person or insufficient persons can be identified as having a connection with the parish of Billingshurst as outlined above then the District of Horsham shall be substituted for the parish of Billingshurst;
"Nominee"	a person who may be nominated by the Council to the Rented Units and who is in need of Affordable Housing, who is not easily able to compete in the local housing market and who meets the following criteria: a) is an individual or are individuals; b) is considered in their reasonable opinion by the Council or the Affordable Housing Provider in accordance with its rules or its allocations and lettings policies to be in need of the accommodation provided by the Affordable Housing Unit; c) is not able easily to compete in the open market for equivalent housing accommodation in the administrative area of the Council; d) before taking up occupation of the Affordable Housing Unit has not owned a freehold or a lease for a term exceeding 3 years within the previous 12 months (save that the condition shall not apply where the Council or the Affordable Housing Provider is satisfied that the circumstances of that person are such as to put him in need of housing) and intends to occupy and subsequently occupies the Affordable Housing Unit as his/her only or principal home; e) is an individual who meets the criteria of the Council's Housing Register and Nominations Policy; f) has a Local Connection. and **"Nominee"** and **"Nominees"** shall be construed accordingly;
"Rented Units"	the Housing Units constructed or to be constructed on the Affordable Housing Land to be made available by an Affordable Housing Provider as low cost rented accommodation (as defined by s.69 Housing and Regeneration Act 2008) subject to a Tenancy Agreement.
"S106 Agreement"	the agreement relating to the Application Site and dated 9th December 2025 and made between (1) Wates Group Limited (2) Tracey Lynne Walsh (3) West Sussex County Council and (2) Horsham District Council and any subsequent supplemental agreements varying it thereafter;
"Social Rent"	rent in accordance in accordance with the Regulator for Social Housing's Tenancy Standard (April 2012) as may be amended updated or replaced from time to time at a rent not higher than the national rent regime amount.
"Social Rented Units"	Affordable Housing Units that will be let to persons in housing need at a Social Rent and **"Social Rented Unit"** shall mean any one of them.
"Tenancy Agreement"	an assured tenancy agreement in a form prepared by the Affordable Housing Provider and containing terms which accord with the form of tenancy agreement being used by the Affordable Housing Provider from time to time for its general lettings or such other form of tenancy as the Affordable Housing Provider specifies (acting reasonably;
"Vacancy Notice"	a written notice, the form of which is to be agreed between the Affordable Housing Provider and the Council within 5 (five) weeks of this Deed, to be given by the Affordable Housing Provider to the Council in respect of any Affordable Housing Unit on the Affordable Housing Land to notify the

	Council that the construction and fitting out of that Affordable Housing Unit is complete;
"Void"	an Affordable Housing Unit which is vacant because the tenant has vacated it;
"Void Notice"	a written notice, the form of which is to be agreed between the Affordable Housing Provider and the Council within 8 (eight) weeks of the date of this Deed, to be given by the Affordable Housing Provider to the Council to notify it that a Void is now available for re-letting;
"Void Notification"	the notification to the Council by the Affordable Housing Provider that an Affordable Housing Unit is to become a Void with such notification to include the anticipated period that the Affordable Housing Unit will remain as a Void;
"Working Day"	any day which is not a Saturday, a Sunday, a bank holiday or a public holiday in England.

2. INTERPRETATION

2.1. Clause headings shall not affect the interpretation of this Deed.

2.2. A person includes a natural person, corporate or unincorporated body (whether or not having separate legal personality).

2.3. A reference to a company shall include any company, corporation or other body corporate, wherever and however incorporated or established.

2.4. Unless the context otherwise requires, words in the singular shall include the plural and the plural shall include the singular.

2.5. Unless the context otherwise requires, a reference to one gender shall include a reference to the other genders.

2.6. A reference to any party shall include that party's personal representatives, successors and permitted assigns and in the case of the Council the successors to its respective statutory functions.

2.7. 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.

2.8. 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.

2.9. A reference to writing or written excludes faxes and e-mail.

2.10. 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 from time to time.

2.11. References to clauses are to the clauses of this Deed.

2.12. Any words following the terms including, include, in particular, for example or any similar expression shall be construed as illustrative and shall not limit the sense of the words, description, definition, phrase or term preceding those terms.

2.13. When calculating percentages for the purposes of this Deed percentage in excess of 0.5 shall be rounded up and percentages equal to or less than 0.5 shall be rounded down.

3. ENABLING PROVISIONS

3.1. This Agreement is made pursuant to s.111 of the Local Government Act 1972, s.33 of the Local Government (Miscellaneous Provisions) Act 1982 and all other enabling powers.

4. NOMINATION PROCEDURE FOR RENTED UNITS

4.1. The parties agree that the following nomination procedures shall apply to the nomination of persons in respect of the Rented Units:

Initial Lets

4.2. The Affordable Housing Provider shall give the Council not less than 10 (ten) weeks' written notice of the date when an Initial Let will be ready for occupation.

4.3. The Affordable Housing Provider shall serve a Vacancy Notice on the Council in respect of an Initial Let not less than 2 (two) weeks prior to it becoming available for occupation.

Nomination procedures

4.4. The Council shall within 10 (ten) Working Days of receipt of a Vacancy Notice, Void Notice or written notice served in accordance with clauses 4.7.1, 4.7.2 or 4.7.3, serve on the Affordable Housing Provider details of a Nominee, which shall:

4.4.1. specify the type of Rented Unit which the Nominee requires and sufficient details of the Nominee's requirements and circumstances to justify their nomination to the particular Rented Unit or type of Rented Unit; and

4.4.2. include any other details that the Affordable Housing Provider may reasonably require from time to time.

4.5. Within 10 (ten) Working Days of the receipt of the details of a Nominee, the Affordable Housing Provider shall use its reasonable endeavours to arrange a viewing of the Affordable Housing Unit and make an offer of a Tenancy Agreement to the Nominee ("an Offer").

Failure to let

4.6. If the Nominee fails to enter into a Tenancy Agreement within 10 (ten) Working Days of receipt of the Affordable Housing Provider's Offer, that Nominee shall be deemed to have rejected the Affordable Housing Provider's Offer.

Notices

4.7. The Affordable Housing Provider shall give notice in writing to the Council within 5 (five) Working Days of the occurrence of a Nominee:

4.7.1. failing to view an Affordable Housing Unit within 10 (ten) Working Days of an Offer being made;

4.7.2. failing to accept an Offer within 10 (ten) Working Days of it being made;

4.7.3. being rejected by Affordable Housing Provider in accordance with clause 4.13 and in such cases, the notice shall explain the reasons for the rejection;

4.7.4. accepting an Offer from the Affordable Housing Provider.

4.8. On receipt of a written notice served in accordance with clause 4.7.1, 4.7.2 or 4.7.3, the Council shall serve details of a further Nominee on the Affordable Housing Provider and the parties shall repeat the procedures set out in clauses 4.4 – 4.7 except that:

4.8.1. the 10 (ten) Working Day period referred to in clauses 4.4 – 4 7 shall be reduced to 5 (five) Working Days.

4.8.2. the procedures set out in clauses 4.4 – 4.7 shall only be repeated twice.

4.9. In the event that:

4.9.1. a third Nominee fails to enter into a Tenancy Agreement within 10 (ten) Working Days of receipt of an Offer; or

4.9.2. the Council fails to serve details of a Nominee within 10 (ten) Working Days of receipt of a Vacancy Notice or written notice served in accordance with clauses 4.7.1, 4.7.2 or 4.7.3. then, unless clause 4.10 applies

the Affordable Housing Provider shall have the right to make the Initial Let in respect of the Rented Unit to person of its own choosing (subject to the provisions within the S106 Agreement and clause 4.13).

4.10. If the Council fails to serve details of a Nominee on the Affordable Housing Provider in accordance with clause 4.4 because it does not have suitable Nominee, it shall inform the Affordable Housing Provider within 10 (ten) Working Days and serve details of a suitable Nominee as soon as reasonably practicable thereafter and in any event within 20 (twenty) Working Days of the date of receipt of the notice.

Voids and reletting

4.11. If a Rented Unit becomes a Void after the Initial Let or the Affordable Housing Provider has reasonable cause to believe it will become a Void:

4.11.1. the Affordable Housing Provider shall serve a Void Notification in respect of that Rented Unit within 5 (five) Working Days of it becoming a Void;

4.11.2. the Affordable Housing Provider shall serve a Void Notice on the Council in respect of that Rented Unit as soon as it is available for re-letting;

4.11.3. the parties shall follow the nomination procedures set out in clauses 4.4 to 4.7. and clauses 4.8 and 4.9 shall apply

unless the Void is an Exempted Void, in which case clause 4.12 shall apply.

Exempted Voids

4.12. Where the Void is an Exempted Void:

4.12.1. if fewer than 75% of the total number of Rented Units have been let, the parties shall follow the procedures set out in clauses 4.4 – 4.7. and clauses 4.8 and 4.9 shall apply;

4.12.2. if 75% of the Voids (which for the avoidance of doubt means 75% of the total number of Affordable Housing Units) have been let, the Affordable Housing Provider shall not be required to follow the procedures set down in clauses 4.4 – 4.7 and the Affordable Housing Provider shall then be entitled to let the remaining 25% of the Voids (which for the avoidance of doubt means 25% of the total number of Affordable Housing Units) to persons of its own choosing (subject to the provisions within the S106 Agreement).

Rejecting Nominees

4.13. The Affordable Housing Provider shall have the right to interview and make enquiries about each Nominee and to reject any Nominee if in the opinion of the Affordable Housing Provider the grant of a Tenancy Agreement to such Nominee would be in contravention of the Affordable Housing Provider's registered rules or its letting criteria and if an Affordable Housing Provider rejects a Nominee in accordance with this clause, the Affordable Housing Provider must serve written notice on the Council in accordance with clause 4.7.3.

4.14. Where the Affordable Housing Provider intends to reject a Nominee in accordance with clause 4.13 and it serves notice of this on the Council in accordance with clause 4.7.3, the Council shall:

4.14.1. within 5 (five) Working Days of receipt of the said notice be entitled to send the Affordable Housing Provider written representations setting out the reason(s) why the Nominee does meet the Affordable Housing Provider's registered rules or its lettings criteria; and

4.14.2. within 5 (five) Working Days of receipt of the Council's written representations, the Affordable Housing Provider shall consider the written representations and will notify the Council in writing that the Nominee has been accepted or that they have not, giving the reasons for their decision.

4.15. The Council and the Affordable Housing Provider agree that the nomination rights contained in this Deed may be varied from time to time but only by agreement in writing by the parties.

5. NOTICES

5.1. Any notice served in accordance with this Deed must be in writing and:

5.1.1. delivered by hand; or

5.1.2. sent by pre-paid first class post or next working day delivery service.

5.2. Any notice to be given under this Deed must be sent to the relevant party at the address indicated above or such other address notified by one party to the other and addressed, in the case of the Council to Head of Housing and Communities and, in the case of the Affordable Housing Provider [xxx].

5.3. Any notice given in accordance with clause 5 will be deemed to have been received:

5.3.1. if delivered by hand, on signature of a delivery receipt or at the time the notice or document is left at the address provided that if delivery occurs before 9.00am on a Working Day, the notice will be deemed to have been received at 9.00am on that day, and if delivery occurs 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 9.00 am on the next Working Day; or

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

5.4. Any notice given in accordance with this clause 5 will be deemed to have been received:

6. TRANSFERS TO OTHER AFFORDABLE HOUSING PROVIDERS

6.1. The Affordable Housing Provider shall ensure that any Affordable Housing Provider to which the Affordable Housing Land and Affordable Housing erected thereon are transferred otherwise than by direction of the Homes England under its statutory powers shall enter into a similar agreement with the Council.

7. DISPUTES

7.1. Where any matters fail to be agreed between the parties or any dispute or difference occurs the question shall be referred on the application of either party for the determination of a single expert to be agreed between the parties or in default of agreement to be nominated by the President for the time being of the Chartered Institute of Housing.

8. COSTS

8.1. The Affordable Housing Provider agrees with the Council to pay the reasonable and proper legal costs which the Council incurs in preparing and entering into this Deed.

9. AGREEMENTS AND DECLARATIONS

The parties agree:

9.1. nothing in this Deed fetters or restricts the exercise by the Council of any of its powers;

9.2. the obligations contained in this Deed are covenants for the purpose of s33 of the Local Government (Miscellaneous Provisions) Act 1982.

10. DISCREPANCIES AND PRIORITY

10.1. Where there is any discrepancy between this Deed and the s106 Agreement the S106 Agreement shall take priority.

11. EXCLUSION CLAUSE

11.1. The provisions of this Deed shall not be binding nor enforceable against any of the following:

11.1.1. Any person who shall exercise a statutory right to buy (including the preserved right to buy) or right to acquire any Rented Unit and their successor in title or chargee;

11.1.2. Any mortgagee or chargee (or any receiver (including an administrative receiver) appointed by such mortgagee or chargee or any other person appointed under any security documentation to enable such mortgagee or chargee to realise its security or any administrator (howsoever appointed) including a housing administrator of an Affordable Housing Provider provided that such party so appointed shall have first complied with the procedure in paragraph 5 of Schedule 2 of the S106 Agreement; and

11.1.3. Any and all successors in title from the persons specified in clauses 11.1 – 11.2 above.

Execution clause for the

Affordable Housing Provider

The common seal of

HORSHAM DISTRICT COUNCIL

was affixed in the presence of:

Authorised signatory

Schedule 1

Plan

Schedule 2

Rented Unit Details

[Details to depend on the scheme but will typically include address/plot number, type of property (flat/house), no. bedrooms, no. persons property will accommodate, type of tenure (usually affordable rent), location (ground, first floor etc), any other relevant details such as accessibility details, wet rooms etc]

Schedule 3

Schedule of Tenure – The Rented Units

Plot	Tenure	Beds	Address	Type	Floor Level

Schedule 4

Schedule of Tenure – The Shared Ownership Units

Plot	Tenure	Beds	Address	Type	Floor Level

Schedule 5

Specimen Tenancy Agreement

[To be provided by the Affordable Provider]

SCHEDULE 4

Community Land

1. Interpretation of this Schedule

1.1. Unless the context otherwise requires where in this Schedule the following defined terms and expressions are used they shall have the following respective meanings:

"Local Equipped Area for Play"/ "LEAP"	the local equipped area of play be provided as part of the Development within the Open Space at the location shown on the Open Space Plan (within the area denoted as "Multifunctional Green Space").
"LEAP Specification"	a specification for the LEAP to include: • plans, details, specifications for provision of the LEAP; • details of the surface treatment (grass/ hard/linked surface paths/ impact absorbing safety surfaces); • details of any earthworks, excavations, construction, drainage; • details of any fencing or materials; • type and size of play equipment; • details and type of any seating; • litter bins; • signage (type and location) AND the details of which shall be approved by the Council as Reserved Matters
"Management Company"	a limited company or company limited by guarantee (or companies) established by the Owners to carry out the long term management and maintenance of the LEAP, the BNG Land and the Open Space (but excluding any areas which have been or are to be adopted by the relevant highways or drainage authorities pursuant to an adoption agreement) to be managed by it in accordance with the provisions of this Agreement and the Management Plan, 1. whose objectives shall include: a) setting the level of charges for funding the running of the Management Company and collecting such charges; b) ensuring accountability to Occupiers of the Open Market Units; AND 2. whose constitution shall be submitted to and approved by the Council and shall a) facilitate the Owners retaining control of the Management Company until such time it relinquishes that control to shareholders (if applicable); and b) include subsequent body/bodies that take on this responsibility;
"Management Company Structure Scheme"	a scheme that addresses the following in relation to the Management Company: a) details of the proposed constitution of the Management Company which shall be a private company limited by

	shares or by guarantee; b) details of and arrangements for maintenance of such insurances as shall be appropriate in respect of the use of any Managed Land that is managed by the Management Company and against damage by those comprehensive risks as are reasonable to insure against in the circumstances then prevailing; c) details of the mechanism together with suitable documentation to enable the transfer of ownership and responsibility for the Managed Land from the Management Company if the circumstances require on terms to be agreed (including details of how and when such transfer shall take place and how any step-in mechanism shall be triggered, settlement of outstanding management costs prior to transfer and liability for legal costs/ expenses associated with the transfer); AND as may be amended/updated from time to time by agreement in writing with the Council
"Managed Land"	The on-site biodiversity areas and the Open Space (including the LEAP) to be provided as part of the Development which shall be managed by either the Owner or the Management Company in accordance with the Management Plan and Schedule 4 of this Agreement (but excluding any areas which have been or are to be adopted by the relevant highway or drainage authorities pursuant to an adoption agreement) and for the avoidance of doubt includes the BNG Land;
"Management Plan"	a detailed written scheme for the ongoing management and maintenance of the Managed Land which shall: a) include a plan showing the boundaries of the Managed Land (such plan may be amended from time to time as the boundaries of the Managed Land change); b) demonstrate full integration of landscape, biodiversity and arboriculture considerations; c) confirm the approximate location and details of any apparatus to be vested in or adopted by statutory undertakers or the drainage or highway authorities; d) set out the long term future maintenance and management (including a maintenance schedule) and the arrangements for securing the availability of the LEAP for use by the general public; e) set out the frequency of the maintenance; f) include measures to replace any trees shrubs or turf which may die or become diseased following implementation of the Management Plan; g) specify the standard of maintenance and repair to be achieved or maintained; h) state how the costs of the maintenance shall be funded and this shall include a mechanism for recovery of costs of the Managed Land; i) state details of the proposed Management Company (unless the Owners have confirmed in writing that they intend to retain the Managed Land in accordance with

	paragraph 2.3, Schedule 4); j) nominate the person who shall be the point of contact for anyone wishing to raise issues regarding the management or maintenance of the Open Space; k) specify the mechanism which shall be put in place to ensure that the details of the point of contact are publicized to residents of Dwellings, and members of the public entering the Managed Land and in the event of any change in the point of contact to notify the Council in writing within 7 days of the date of such change;
"Open Space"	land in the Development including retained trees, landscaping and public shared space providing areas of: • multifunctional green space including the LEAP; • parks and gardens; • amenity green space; • natural/ semi-natural green space; in the indicative locations shown shaded on the Open Space Plan to be managed and maintained in accordance with the Management Plan;
"Open Space Specification"	the specification provided for the Development for the Open Space or any parts thereof to be laid out and maintained in accordance with this Deed and which may include information relating to any of the following as appropriate: • plans, details, specifications and a timetable for provision of the Open Space • approval of boundaries of any areas or parcels of land to be transferred to the Management Company or retained and maintained by the Owner • details of the layout, landscaping and planting • details for topsoil and seeding • details for surface treatment (grass/hard/linked surface paths/impact safety absorbing surfaces) • details of any earthworks, excavations, construction, drainage • details of any fencing or materials • details and type of any seating • litter bins • signage (type and location); and • a management plan for the long term future maintenance and management (including a maintenance schedule) and the arrangements for securing the availability of the Open Space for use by the general public • AND the details of which shall be approved by the Council as Reserved Matters
"Open Space Plan"	the indicative plan of the land to be provided as part of the Development as open space on which designated areas for specific uses are denoted by coloured shading, entitled "Land Use Parameter Plan" at Schedule 1 of this Agreement.

"Reserved Matters"	details of any one or more of appearance, landscaping, layout and scale reserved under the terms of the Planning Permission
"Specifications"	together the Open Space Specification and the LEAP Specification.

The Owners hereby covenant with the Council as follows:

2. Managed Land

2.1. Not to Commence the Development until:

2.2. the Specifications have been approved by the Council through Reserved Matters and the Council has approved the Management Plan in writing such approval not to be unreasonably delayed or withheld; and

2.3. the Owners have confirmed in writing to the Council that they either intend to retain and maintain the Managed Land in accordance with the Specifications and the Management Plan and the obligations set out in Schedules 4 and 5 or transfer the Managed Land to the Management Company.

2.4. Unless otherwise agreed in writing with the Council, not to Occupy or cause or allow the Occupation of more than 75% of the Dwellings in the Development until the Owners have at their own expense:

2.4.1. provided the Open Space (including the LEAP) in accordance with the Specifications such that it is ready for use and open to members of the public free of charge in perpetuity;

2.4.2. submitted a post installation report prepared by the Royal Society for the Prevention of Accidents in respect of the LEAP to the Head of Development and Building Control at the Council within 5 working days of the date of completion of the LEAP;

2.4.3. obtained written confirmation by the Head of Development and Building Control that the approved works to be undertaken in relation to the provision of the Open Space (including the LEAP) have been completed; and

2.4.4. immediately upon receipt of the Council's written confirmation of completion of the approved works and Provided That the Owner has confirmed in writing to the Council in accordance with paragraph 2.3 that it intended to transfer the Managed Land to the Management Company the Owner must:

2.4.4.1. offer in writing to transfer the Open Space (including the LEAP)) to the Management Company for £1 upon the contractual terms set out in paragraph 2.8 (including its sub paragraphs) of this Schedule and notified the Head of Development and Building Control of the Council in writing that such an offer has been made and

2.4.4.2. thereafter enter into a binding contract for the transfer of the Open Space (including the LEAP) for the sum of £1 to the Management Company, which the Management Company will be required as a successor in title to the Owner to maintain the Open Space (including the LEAP) PROVIDED ALWAYS that notice of the entering into a contract shall be given to the Council within 7 (seven) days of entering a contract and a copy of the binding contract shall be sent with such notice to the Council.

2.4.5. If the Owners confirmed in writing to the Council in accordance with paragraph 2.3 that they intended to retain the Managed Land, then they must retain the Open Space (including the LEAP) and maintain it in accordance with the approved Specifications and Management Plan.

2.5. The Owners shall use their reasonable endeavours to carry out all the works within the timescales referred to in Paragraph 2 above and upon completion of the works notify the Head of Development and Building Control in accordance with paragraph

2.4.3 of this Schedule. If in the reasonable opinion of the Head of Development and Building Control there are defects in any of the works the Owners covenant to make good any defects in the works prior to the transfer of the Open Space (including the LEAP) in accordance with paragraph 2.4.4 of this Schedule and the Council's written confirmation referred to in paragraph 2.4.3 will only be provided in the event that, in the reasonable opinion of the Head of Development and Building Control the Owner has complied with its obligation to make good any defects in the works.

2.6. The Owners shall at its expense continue to maintain and insure the Open Space (including the LEAP), keeping all trees and vegetation at all times cultivated and fed, watered and healthy and shall replace any damaged or dying grass, turf, trees, shrubs and other plants, until such time as the Open Space (including the LEAP) may be transferred in accordance with paragraph 2.4 (including its sub paragraphs).

2.7. Not to Occupy or cause or allow the Occupation of more than 50% of the Dwellings within the Development until the Owners have paid to the Council a fee of £600 which is based on the current daily rate for the inspection of the works undertaken by the Owners in creating the Open Space (including the LEAP).

2.8. Not to transfer any parcel of land comprising the Open Space (including the LEAP) except upon the following terms and conditions unless otherwise agreed between the parties:

2.8.1. title shall be deduced in accordance with the Land Registration Act 2002;

2.8.2. the parcels of land comprising the Open Space (including the LEAP) will be transferred free of any financial charges together with the rights and easements but subject only to the exceptions reservations right easements registered against the title prior to the date of this Deed and subject also to any easements granted to Statutory Undertaker and purchasers of Dwellings after the date of this Deed and other matters contained and referred to in the register of title to the Application Site;

2.8.3. vacant possession of the parcel of land comprising the Open Space (including the LEAP) shall be given on the date of the transfer in accordance with the provisions of this Deed;

2.8.4. completion shall take place on the date falling 60 Working Days after the date the written offer of transfer is made pursuant to paragraph 2.4.4.1 and 2.4.4.2 of this Schedule unless otherwise agreed in a contract for the transfer/conveyance made between the Owners and the Management Company;

2.8.5. any transfer of the Open Space (including the LEAP) to the Management Company shall be subject to a covenant to comply with the following:

2.8.5.1. that the Open Space (including the LEAP) shall be made available for the use of the general public and shall only be used for the purposes of public open space and LEAP as defined in this Deed and shall not be used for any trade or business and that no development requiring planning permission shall be carried out thereon unless it is for the purpose of providing children's play facilities or for the maintenance of the Open Space (including the LEAP) or is required to be carried out by a statutory undertaker;

2.8.5.2. the Owners and the Council agreed that when the Open Space (including the LEAP) is transferred to the Management Company the Owners shall be entitled to include in the transfer of the title a requirement that the Management Company shall enter into a direct covenant with the Owners (in this case not including the owners of the Dwellings or the Registered Provider) to restrict the use of the land in accordance with the restrictions set out in this Deed.

2.9. That the Open Space (including the LEAP) shall be:

2.9.1 maintained at all times to the reasonable satisfaction of the Council in a clean

and safe condition with all grass regularly mown and tree hedges and shrubs kept in good order with any necessary trimming or lopping or replanting in accordance with the Management Plan approved under Paragraph 2.2 of this Schedule 4 together with any amendments or details subsequently approved in writing by the Council; and

2.9.2 shall be made available for the use of the general public in perpetuity and shall only be used for the purposes of public open space and LEAP as defined in this Deed and shall not be used for any trade or business and that no development requiring planning permission shall be carried out thereon unless it is for the purpose of providing children's play facilities or for the maintenance of the Open Space (including the LEAP) or is required to be carried out by a statutory undertaker.

3. Management Company

3.1. The Owners shall not Occupy or permit the Occupation of any Dwelling until they have either:

3.1.1. set up the Management Company in accordance with the provisions set out in this Schedule; and

3.1.2. made provision to include in the transfer of the freehold or leasehold sale of each Open Market Unit a covenant by the purchaser to pay an annual charge as determined by the Management Company for the maintenance of Open Space (including the LEAP), the BNG Land and any other land which has been transferred or will be transferred to the Management Company in accordance with this Agreement; and

3.1.3. agreed not to sell or otherwise deal with any Open Market Unit without imposing a covenant on the purchaser of such Dwelling to pay an annual charge as determined by the Management Company towards the costs incurred in maintaining and insuring the parcels of land referred to in paragraph 3.1.2 above or parts thereof and any equipment thereon and any ancillary structures; and

3.1.4. immediately upon the sale of the first Dwelling to provide the Council with copies of the Articles and Memorandum of Association of the Management Company, to include clauses whereby it must accept ownership and full responsibility for the management and maintenance thereafter of the Open Space Land (including the LEAP) and the BNG Land AND a copy of the transfer relating to the Dwelling including the covenants referred to in paragraph 3.1.2 above; and

3.1.5. prior to the first Occupation of any Dwelling on the Development submit for approval to the Council and gain approval from the Council to the Management Company structure scheme in writing; and

3.1.6. on approval of the Management Company Structure Scheme the Owners will establish the Management Company in accordance with the approved Management Company Structure Scheme and such Management Company shall be established prior to the date of transfer of any Managed Land;

3.2. Or, in the event the Owners have confirmed in writing that they will retain the Open Space Land (including the LEAP) and the BNG Land in accordance with paragraph 2.3, they have:

3.2.1. made provision to include in the transfer of the freehold or leasehold sale of each Open Market Unit a covenant by the purchaser (and any successor in title) to pay an annual charge as determined by the Owners for the maintenance of the Open Space (including the LEAP), the BNG Land and any other land which is to be retained and maintained by the Owners in accordance with this Agreement; and

3.2.2. agreed not to sell or otherwise deal with any Open Market Unit without imposing a covenant on the purchaser (and any successor in title) of such

Dwelling to pay an annual charge as determined by the Owners towards the costs incurred in maintaining and insuring the parcels of land referred to in paragraph 3.2.1 above or parts thereof and any equipment thereon and any ancillary structures.

SCHEDULE 5

Biodiversity Net Gain - Onsite

The Owners Covenants to the Council in relation to the BNG Land

With the intention of binding the BNG Land, and for the purpose of allowing the Development to be delivered, the Owners covenant with the Council as follows:

1. Interpretation of this Schedule

Unless the context otherwise requires where in this Schedule the following defined terms and expressions are used they shall have the following respective meanings:

"Biodiversity Gain Plan"	the plan in the form (or substantially in the form) published by DEFRA attached at Schedule 6 of this Agreement, as may be updated from time to time, to be completed and submitted to the Council for approval in writing in accordance with this Schedule 5 of this Agreement such approval not to be unreasonably delayed or withheld;
"BNG Land"	means those parts of the Application Site upon which the Habitat Creation and Enhancement Works are to be carried out in accordance with the approved Habitat Management and Monitoring Plan and which FOR THE AVOIDANCE OF DOUBT may include Open Space as shown on the Open Space Plan
"Biodiversity Net Gain (BNG)"	an increase in biodiversity units resulting from implementing the HMMP (as measured using the Biodiversity Metric) that can be allocated to the Development to fulfil its requirement to create or enhance biodiversity pursuant to Schedule 7A of the 1990 Act;
"BNG Monitoring Contribution"	the sum of **£4,176.87 (FOUR THOUSAND ONE HUNDRED AND SEVENTY-SIX POUNDS AND EIGHTY-SEVEN PENCE)** to be used to pay the Council's costs of monitoring compliance with the Biodiversity Gain Plan and Habitat Management and Maintenance Plan as approved by the Council to be paid by the Owners to the Council pursuant to this Schedule 5 of this Agreement;
"Breach Notice"	a notice which may be served by the Council on the Owners pursuant to paragraph 5.1 of Schedule 5 of this Agreement setting out: a) details of the alleged non-compliance with the HMMP (the **"Breach"**); and b) details of the measures to be taken to remediate the Breach; and the timescales within which the measures to remediate the Breach are to be carried out, following the 20 Working Day period allowed for service of a Breach Response Notice pursuant to paragraph 5.2 of Schedule 5 of this Agreement;
"Certificate of Completion"	a written certificate confirming the date on which the Habitat Creation and Enhancement Works were completed to the reasonable satisfaction of the Council (such confirmation not to be unreasonably delayed or withheld);
"Completion Date"	the date specified in the Certificate of Completion as the date the Habitat Creation and Enhancement Works were completed;
"Completion Date Notice"	written notice from the Owners to the Council of the proposed Completion Date of the Habitat Creation and Enhancement Works

	served in accordance with paragraph 3.3 of this Schedule 5 of this Agreement;
"Habitat Creation and Enhancement Works"	Means the Habitat Creation and Enhancement Works set out in the HMMP
"HMMP"	Means the habitat management and Maintenance plan submitted to and approved by the Council in respect of the Development
"Monitoring Report"	the monitoring reports to be issued to the Council as specified in the HMMP and to be submitted at a minimum of 1 (one), 2 (two), 5 (five), 10 (ten), 15 (fifteen), 20 (twenty), 25 (twenty five) and 30 (thirty) years following First Occupation of the Development;

Part 1

With the intention of binding the BNG Land, and for the purpose of allowing the Development to be delivered, the Owners covenant with the Council as follows:

2. BNG Monitoring Contributions

2.1. To pay the BNG Monitoring Contribution in full to the Council within 10 (ten) Working Days of the Commencement Date.

3. Biodiversity Gain Plan and HMMP

3.1. To submit the Biodiversity Gain Plan and the HMMP to the Council for its approval in writing prior to the Commencement of Development;

3.2. Not to Commence Development until the Biodiversity Gain Plan and the HMMP have been approved in writing by the Council;

3.3. To issue the Completion Date Notice to the Council within 10 (ten) Working Days of the anticipated date of completion of the Habitat Creation and Enhancement Works;

3.4. To rectify promptly any defects in the Habitat Creation and Enhancement Works identified by the Council following receipt of the Completion Date Notice and issue a subsequent Completion Date Notice and thereafter to continue to rectify any defects and issue Completion Date Notices until the Council issues a Certificate of Completion;

3.5. Not to Occupy or cause or allow the Occupation of more than 50% of the Dwellings in the Development until the Habitat Creation and Enhancement Works as set out within the HMMP have been Completed in full and the Council has issued a Certificate of Completion;

3.6. To ensure that the Habitat Creation and Enhancement Works set out in the HMMP are retained and maintained from the Completion Date until the 30th anniversary of the date of issue of the Certificate of Completion or Practical Completion of the Development whichever occurs later;

3.7. To provide a Monitoring Report to the Council within 20 (twenty) Working Days of each Monitoring Report date specified in the HMMP;

3.8. To notify the Council of any requested amendment to the HMMP, such notice to be accompanied by:

3.8.1. the proposed amended HMMP;

3.8.2. a statement of reasons for such amendment; and

3.8.3. confirmation (with reasons) that the amendment would not prejudice:

3.8.3.1. the use or management of the BNG Land in a manner consistent with its function to deliver Biodiversity Net Gain; and

3.8.3.2. the continued functioning of the BNG Land for BNG or any existing Allocation.

4. Access for Inspection

4.1. From the Commencement Date and without charge, to allow the Council, its agents, and/ or contractors, with or without workmen and/ or equipment to:

4.1.1. enter onto the part of the BNG Land necessary for monitoring compliance with:

4.1.1.1. the obligations in this Agreement;

4.1.1.2. any Breach Notice; and

4.1.2. pass and repass across any land in the Owner's control or in the Second Owner's control reasonably necessary for gaining access to the BNG Land,

subject to the Council providing the Owners with a minimum of 5 Working Days' notice of its desire to enter onto the BNG Land, and the Council and its agents and/or contractors and/or workmen complying with the reasonable health and safety requirements of the Owners and/or their appointed contractors.

5. Breach Notice and Step-In Rights

5.1. Where the Council believes that the HMMP has not been complied with, the Owner agrees the Council may serve a Breach Notice on the Owners.

5.2. To notify the Council within 20 Working Days of service of a Breach Notice whether the Owners accept the Breach Notice or disputes the Breach Notice in whole or in part ("**Breach Response Notice**").

5.3. Where a Breach Notice is disputed:

5.3.1. to include a reasoned response in the Breach Response Notice; and

5.3.2. to make reasonable endeavours to resolve the measures in dispute with the Council; and

5.3.3. where resolution of the measures in dispute cannot be resolved in accordance with subparagraph 5.3.2 (above) within 20 Working Days of the date of service of the Breach Response Notice, to refer the purported non-compliance with this Agreement (set out in the Breach Notice), and any remedial action needed (if any) for determination by an Expert appointed in accordance with clause 12.3 of this Agreement within a further 10 Working Days.

5.4. Where a Breach Notice is accepted (or an Expert has determined that the purported breach of this Agreement has occurred, and the Breach Notice is therefore valid), to comply with the requirements of the Breach Notice within the time limits specified (or other extended timeframe as agreed with the Council in writing).

5.5. To comply with any requirements imposed in connection with a Breach Notice by an Expert pursuant to paragraph 5.3.3 within the time limits specified in the Expert's determination.

5.6. Where the Owners have failed to comply with a time limit of the Breach Notice or Expert's determination in respect of a Breach Notice, to allow the Council, its agents, and contractors with or without workmen and/ or equipment to enter:

5.6.1. any part of the BNG Land that is necessary for the carrying out the steps set out in the Breach Notice; and

5.6.2. any other land in the Owner's control and/or the Second Owner's control necessary to access the BNG Land,

PROVIDED THAT that the notice and health and safety requirements specified in paragraph 4 are complied with.

5.7. To pay the Council a sum equivalent to its reasonably and properly incurred costs in exercising its step in rights and carrying out the relevant works pursuant to paragraph 5.6 (including its sub paragraphs) within 20 Working Days of the date of a notice requesting payment (such notice to include a breakdown and evidence of such costs).

5.8. In default of payment of a sum falling due to the Council in whole or in part pursuant to paragraph 5.7 of this Schedule, the Council shall be entitled to recoup its costs from the Owners of the BNG Land or its successors in title and may secure the same by registering a charge or restriction on the title of the BNG Land at HM Land Registry.

6. Restriction on alienation of any part of the Application and BNG Site

6.1. Not to sell, lease, assign, underlet, transfer or otherwise part with its interest in the BNG Land, or any part of it, otherwise than to a Management Company set up in accordance with paragraph 3 of Schedule 4 without first providing a surety, performance bond or similar (to be agreed with the Council) to guarantee the cost of carrying out the BNG obligations secured by this Schedule 5 of this Agreement to include any legal or administration costs associated with the carrying out of those obligations pursuant to a Breach Notice by or on behalf of the Council.

6.2. To consent to the entering of the following restriction on the transferee's title to the BNG Land at HM Land Registry following the registration of the transfer and shall provide the transferor with all necessary assistance and/or documentation to permit entry of the restriction:

"No disposition of the registered estate (other than a charge) by the proprietor of the registered estate, or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by the proprietor for the time being of the estate registered under title number WSX261235 or WSX325830 (or any title created out of those titles) or their conveyancer that the provisions of Schedule 5 of an Agreement between 1) Wates Developments Ltd; 2) Tracey Lynne Walsh; 3) Simon Philip Smith 4) Matthew Miller; 5) Barclays Security Trustee Limited; 6) West Sussex County Council and 7) Horsham District Council dated ...9...December 2025 have been complied with".

[redacted]

PART 2 – The Council's Covenants

The Council covenants with the Owners as follows:

1. Habitat Management and Monitoring Contribution

1.1. To use the BNG Monitoring Contribution for its intended purpose and not for any other purpose.

SCHEDULE 6

BIODIVERSITY GAIN PLAN

Department
for Environment
Food & Rural Affairs

Biodiversity gain plan

Submit a biodiversity gain plan to show how your development will achieve biodiversity net gain.

When to use this form

A biodiversity gain plan shows how a development will achieve 10% biodiversity net gain (BNG). Submit this form to your local planning authority after they approve your planning application.

Unless your development is exempt, you cannot start the development until the LPA approves your biodiversity gain plan and biodiversity metric calculation tool.

1. Submission details

1.1 Date
For example, 3/11/2023

1.2 Planning application reference number

1.3 Local planning authority (LPA)

1.4 Development site address
If the site does not have an address, enter the OS grid reference.

1.5 Describe the development
Tell us about the proposed development and any changes of use (250 words).

2. Developer details

2.1 Applicant name

2.2 Company name

2.3 Address

2.4 Email address

2.5 Telephone number

2.6 Declaration

By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

2.7 Signature

2.8 Date

3. Responsible person details

Tell us about who is responsible for completing the biodiversity gain plan. For example, a consultancy ecologist or planning agent.

3.1 Name

3.2 Company name

3.3 Address

3.4 Email address

3.5 Telephone number

3.6 Declaration

By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

3.7 Signature

3.8 Date

4. Biodiversity net gain strategy

4.1 Is the relevant date for the pre-development biodiversity value the same date as the planning application?

☐ Yes
☐ No

4.2 If no, what earlier date did you agree with the LPA?

4.3 How have you met the guidance on 'what counts towards your BNG'?

Find out what you can count towards a development's BNG

4.4 How will you avoid or minimise impacts to habitats?

Tell us about the steps you've taken on site, including to avoid or minimise the impact on irreplaceable habitats.

4.5 Did you use your local nature recovery strategy to inform the strategic significance of habitats?

This includes other specified strategies if you do not have a local nature recovery strategy.

☐ Yes
☐ No

4.6 How will you achieve the target net gain percentage?

☐ On-site
☐ Off-site
☐ Both

4.7 Are any of your on-site enhancements considered 'significant'?

Find out what counts as a significant on-site enhancement.

☐ Yes
☐ No

4.8 If yes, tell us about the significant on-site enhancements
Include the appropriate planning condition or how you've secured the habitat.

4.9 How many off-site biodiversity units do you need to meet 10% net gain?

4.10 Explain why you're using off-site biodiversity units
Only answer this question if you're planning to use off-site biodiversity units (250 words).

4.11 Explain why you're planning to use statutory biodiversity credits
Only answer this question if you're planning to use statutory biodiversity credits (250 words).

4.12 Do you have a habitat management and monitoring plan?
☐ Yes
☐ No

4.13 Have you used the statutory biodiversity metric tool?
☐ Yes
☐ No

4.14 Biodiversity metric calculation
Send your biodiversity metric calculation to the LPA and enter the file name.

4.15 Condition assessments
Send your condition assessments to the LPA and enter the file name.

4.16 Pre-development habitat survey report and map
Send your baseline habitat survey report and map to the LPA. Enter the file name.

4.17 Post-development habitat map or landscape plan
Send your post-development habitat survey report and map to the LPA. Enter the file name.

4.18 Have you included an approved habitat degradation in the baseline?
If yes, include the relevant consenting body and reference number.

☐ Yes
☐ No

Consenting body

Reference number

5. Irreplaceable habitats

5.1 Does the development impact any irreplaceable habitats?
If yes, tell us if you've submitted an approved compensation plan.

☐ Yes
☐ No

5.2 Have you submitted an approved compensation plan?

☐ Yes
☐ No

6. On-site habitat enhancements

Answer this section if your development includes on-site habitat enhancements.

6.1 Survey date
For example, 3/11/2023

6.2 Survey constraints
For example, access issues, weather, or seasonal constraints.

6.3 Total pre-development biodiversity value
Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

Number of hedgerow biodiversity units

Number of watercourse biodiversity units

6.4 Total post-development biodiversity value
Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

Number of hedgerow biodiversity units

Number of watercourse biodiversity units

6.5 Total net change in biodiversity units
Enter the number from the headline results in your statutory biodiversity metric calculation.

Area habitat biodiversity units

Area habitat biodiversity units % change

Hedgerow biodiversity units

Hedgerow biodiversity units % change

Watercourse biodiversity units

Watercourse biodiversity units % change

6.6 Will you register and allocate any biodiversity units from your site to other developments?
If yes or provisionally, give details.
☐ Yes
☐ No

6.7 Give details
Tell us about the amount of biodiversity units and the development location (250 words).

7. Off-site habitat enhancements

Answer this section if your development includes off-site habitat enhancements.

7.1 Tell us about the off-site habitat enhancements
Include whether you're delivering the off-site enhancements or buying biodiversity units.

7.2 Biodiversity gain site register reference number

7.3 How have you secured the off-site habitat enhancements?
Tell us about any responsible bodies and whether you've used an S106 or conservation covenant.

7.4 Total baseline biodiversity value
Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

Number of hedgerow biodiversity units

Number of watercourse biodiversity units

7.5 Total biodiversity value post-intervention
Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

Number of hedgerow biodiversity units

Number of watercourse biodiversity units

7.6 Total net change in biodiversity units
Enter the number from the headline results in your statutory biodiversity metric calculation.

Area habitat biodiversity units

Area habitat biodiversity units % change

Hedgerow biodiversity units

Hedgerow biodiversity units % change

Watercourse biodiversity units

Watercourse biodiversity units % change

8. Statutory biodiversity credits

Answer this section if you need to use statutory biodiversity credits.

8.1 Do you need to use statutory biodiversity credits?

☐ Yes
☐ No

8.2 How many statutory biodiversity credits do you need?

Tell us the unit shortfall by tier, including the spatial risk multiplier. Enter the number from the headline results in your statutory biodiversity metric calculation.

A1

A2

A3

A4

A5

H

W

8.3 What evidence is there that no units are available through the market?

Send a message from at least 3 habitat providers, or a search result from online registers.

8.4 Proof of purchase

Send proof of purchase and enter the reference number.

9. Trading summary

9.1 Distinctiveness group

Tell us if you met the BNG trading rules on habitat compensation for each distinctiveness group. If you did not meet the trading rules, tell us if you agreed bespoke habitat compensation.

Check the rules on habitat compensation in the statutory biodiversity metric user guide.

Very high

High

Medium

Low

10. Sharing data (optional)

10.1 Can we share your ecological survey data with the Local Environmental Records Centre or other bodies?

☐ Yes
☐ No

5.8. In default of payment of a sum falling due to the Council in whole or in part pursuant to paragraph 5.7 of this Schedule, the Council shall be entitled to recoup its costs from the Owners of the BNG Land or its successors in title and may secure the same by registering a charge or restriction on the title of the BNG Land at HM Land Registry.

6. Restriction on alienation of any part of the Application and BNG Site

6.1. Not to sell, lease, assign, underlet, transfer or otherwise part with its interest in the BNG Land, or any part of it, otherwise than to a Management Company set up in accordance with paragraph 3 of Schedule 4 without first providing a surety, performance bond or similar (to be agreed with the Council) to guarantee the cost of carrying out the BNG obligations secured by this Schedule 5 of this Agreement to include any legal or administration costs associated with the carrying out of those obligations pursuant to a Breach Notice by or on behalf of the Council.

6.2. To consent to the entering of the following restriction on the transferee's title to the BNG Land at HM Land Registry following the registration of the transfer and shall provide the transferor with all necessary assistance and/or documentation to permit entry of the restriction:

"No disposition of the registered estate (other than a charge) by the proprietor of the registered estate, or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by the proprietor for the time being of the estate registered under title number WSX261235 or WSX325830 (or any title created out of those titles) or their conveyancer that the provisions of Schedule 5 of an Agreement between 1) Wates Developments Ltd; 2) Tracey Lynne Walsh; 3) Simon Philip Smith 4) Matthew Miller; 5) Barclays Security Trustee Limited; 6) West Sussex County Council and 7) Horsham District Council dated ...9...December 2025 have been complied with".

[redacted]

PART 2 – The Council's Covenants

The Council covenants with the Owners as follows:

1. Habitat Management and Monitoring Contribution

1.1. To use the BNG Monitoring Contribution for its intended purpose and not for any other purpose.

3.8.3.2. the continued functioning of the BNG Land for BNG or any existing Allocation.

4. Access for Inspection

4.1. From the Commencement Date and without charge, to allow the Council, its agents, and/ or contractors, with or without workmen and/ or equipment to:

4.1.1. enter onto the part of the BNG Land necessary for monitoring compliance with:

4.1.1.1. the obligations in this Agreement;

4.1.1.2. any Breach Notice; and

4.1.2. pass and repass across any land in the Owner's control or in the Second Owner's control reasonably necessary for gaining access to the BNG Land,

subject to the Council providing the Owners with a minimum of 5 Working Days' notice of its desire to enter onto the BNG Land, and the Council and its agents and/or contractors and/or workmen complying with the reasonable health and safety requirements of the Owners and/or their appointed contractors.

5. Breach Notice and Step-In Rights

5.1. Where the Council believes that the HMMP has not been complied with, the Owner agrees the Council may serve a Breach Notice on the Owners.

5.2. To notify the Council within 20 Working Days of service of a Breach Notice whether the Owners accept the Breach Notice or disputes the Breach Notice in whole or in part ("**Breach Response Notice**").

5.3. Where a Breach Notice is disputed:

5.3.1. to include a reasoned response in the Breach Response Notice; and

5.3.2. to make reasonable endeavours to resolve the measures in dispute with the Council; and

5.3.3. where resolution of the measures in dispute cannot be resolved in accordance with subparagraph 5.3.2 (above) within 20 Working Days of the date of service of the Breach Response Notice, to refer the purported non-compliance with this Agreement (set out in the Breach Notice), and any remedial action needed (if any) for determination by an Expert appointed in accordance with clause 12.3 of this Agreement within a further 10 Working Days.

5.4. Where a Breach Notice is accepted (or an Expert has determined that the purported breach of this Agreement has occurred, and the Breach Notice is therefore valid), to comply with the requirements of the Breach Notice within the time limits specified (or other extended timeframe as agreed with the Council in writing).

5.5. To comply with any requirements imposed in connection with a Breach Notice by an Expert pursuant to paragraph 5.3.3 within the time limits specified in the Expert's determination.

5.6. Where the Owners have failed to comply with a time limit of the Breach Notice or Expert's determination in respect of a Breach Notice, to allow the Council, its agents, and contractors with or without workmen and/ or equipment to enter:

5.6.1. any part of the BNG Land that is necessary for the carrying out the steps set out in the Breach Notice; and

5.6.2. any other land in the Owner's control and/or the Second Owner's control necessary to access the BNG Land,

PROVIDED THAT that the notice and health and safety requirements specified in paragraph 4 are complied with.

5.7. To pay the Council a sum equivalent to its reasonably and properly incurred costs in exercising its step in rights and carrying out the relevant works pursuant to paragraph 5.6 (including its sub paragraphs) within 20 Working Days of the date of a notice requesting payment (such notice to include a breakdown and evidence of such costs).

	served in accordance with paragraph 3.3 of this Schedule 5 of this Agreement;
"Habitat Creation and Enhancement Works"	Means the Habitat Creation and Enhancement Works set out in the HMMP
"HMMP"	Means the habitat management and Maintenance plan submitted to and approved by the Council in respect of the Development
"Monitoring Report"	the monitoring reports to be issued to the Council as specified in the HMMP and to be submitted at a minimum of 1 (one), 2 (two), 5 (five), 10 (ten), 15 (fifteen), 20 (twenty), 25 (twenty five) and 30 (thirty) years following First Occupation of the Development;

Part 1

With the intention of binding the BNG Land, and for the purpose of allowing the Development to be delivered, the Owners covenant with the Council as follows:

2. BNG Monitoring Contributions

2.1. To pay the BNG Monitoring Contribution in full to the Council within 10 (ten) Working Days of the Commencement Date.

3. Biodiversity Gain Plan and HMMP

3.1. To submit the Biodiversity Gain Plan and the HMMP to the Council for its approval in writing prior to the Commencement of Development;

3.2. Not to Commence Development until the Biodiversity Gain Plan and the HMMP have been approved in writing by the Council;

3.3. To issue the Completion Date Notice to the Council within 10 (ten) Working Days of the anticipated date of completion of the Habitat Creation and Enhancement Works;

3.4. To rectify promptly any defects in the Habitat Creation and Enhancement Works identified by the Council following receipt of the Completion Date Notice and issue a subsequent Completion Date Notice and thereafter to continue to rectify any defects and issue Completion Date Notices until the Council issues a Certificate of Completion;

3.5. Not to Occupy or cause or allow the Occupation of more than 50% of the Dwellings in the Development until the Habitat Creation and Enhancement Works as set out within the HMMP have been Completed in full and the Council has issued a Certificate of Completion;

3.6. To ensure that the Habitat Creation and Enhancement Works set out in the HMMP are retained and maintained from the Completion Date until the 30th anniversary of the date of issue of the Certificate of Completion or Practical Completion of the Development whichever occurs later;

3.7. To provide a Monitoring Report to the Council within 20 (twenty) Working Days of each Monitoring Report date specified in the HMMP;

3.8. To notify the Council of any requested amendment to the HMMP, such notice to be accompanied by:

3.8.1. the proposed amended HMMP;

3.8.2. a statement of reasons for such amendment; and

3.8.3. confirmation (with reasons) that the amendment would not prejudice:

3.8.3.1. the use or management of the BNG Land in a manner consistent with its function to deliver Biodiversity Net Gain; and

SCHEDULE 5

Biodiversity Net Gain - Onsite

The Owners Covenants to the Council in relation to the BNG Land

With the intention of binding the BNG Land, and for the purpose of allowing the Development to be delivered, the Owners covenant with the Council as follows:

1. Interpretation of this Schedule

Unless the context otherwise requires where in this Schedule the following defined terms and expressions are used they shall have the following respective meanings:

"Biodiversity Gain Plan"	the plan in the form (or substantially in the form) published by DEFRA attached at Schedule 6 of this Agreement, as may be updated from time to time, to be completed and submitted to the Council for approval in writing in accordance with this Schedule 5 of this Agreement such approval not to be unreasonably delayed or withheld;
"BNG Land"	means those parts of the Application Site upon which the Habitat Creation and Enhancement Works are to be carried out in accordance with the approved Habitat Management and Monitoring Plan and which FOR THE AVOIDANCE OF DOUBT may include Open Space as shown on the Open Space Plan
"Biodiversity Net Gain (BNG)"	an increase in biodiversity units resulting from implementing the HMMP (as measured using the Biodiversity Metric) that can be allocated to the Development to fulfil its requirement to create or enhance biodiversity pursuant to Schedule 7A of the 1990 Act;
"BNG Monitoring Contribution"	the sum of **£4,176.87 (FOUR THOUSAND ONE HUNDRED AND SEVENTY-SIX POUNDS AND EIGHTY-SEVEN PENCE)** to be used to pay the Council's costs of monitoring compliance with the Biodiversity Gain Plan and Habitat Management and Maintenance Plan as approved by the Council to be paid by the Owners to the Council pursuant to this Schedule 5 of this Agreement;
"Breach Notice"	a notice which may be served by the Council on the Owners pursuant to paragraph 5.1 of Schedule 5 of this Agreement setting out: a) details of the alleged non-compliance with the HMMP (the **"Breach"**); and b) details of the measures to be taken to remediate the Breach; and the timescales within which the measures to remediate the Breach are to be carried out, following the 20 Working Day period allowed for service of a Breach Response Notice pursuant to paragraph 5.2 of Schedule 5 of this Agreement;
"Certificate of Completion"	a written certificate confirming the date on which the Habitat Creation and Enhancement Works were completed to the reasonable satisfaction of the Council (such confirmation not to be unreasonably delayed or withheld);
"Completion Date"	the date specified in the Certificate of Completion as the date the Habitat Creation and Enhancement Works were completed;
"Completion Date Notice"	written notice from the Owners to the Council of the proposed Completion Date of the Habitat Creation and Enhancement Works

Dwelling to pay an annual charge as determined by the Owners towards the costs incurred in maintaining and insuring the parcels of land referred to in paragraph 3.2.1 above or parts thereof and any equipment thereon and any ancillary structures.

and safe condition with all grass regularly mown and tree hedges and shrubs kept in good order with any necessary trimming or lopping or replanting in accordance with the Management Plan approved under Paragraph 2.2 of this Schedule 4 together with any amendments or details subsequently approved in writing by the Council; and

2.9.2 shall be made available for the use of the general public in perpetuity and shall only be used for the purposes of public open space and LEAP as defined in this Deed and shall not be used for any trade or business and that no development requiring planning permission shall be carried out thereon unless it is for the purpose of providing children's play facilities or for the maintenance of the Open Space (including the LEAP) or is required to be carried out by a statutory undertaker.

3. Management Company

3.1. The Owners shall not Occupy or permit the Occupation of any Dwelling until they have either:

3.1.1. set up the Management Company in accordance with the provisions set out in this Schedule; and

3.1.2. made provision to include in the transfer of the freehold or leasehold sale of each Open Market Unit a covenant by the purchaser to pay an annual charge as determined by the Management Company for the maintenance of Open Space (including the LEAP), the BNG Land and any other land which has been transferred or will be transferred to the Management Company in accordance with this Agreement; and

3.1.3. agreed not to sell or otherwise deal with any Open Market Unit without imposing a covenant on the purchaser of such Dwelling to pay an annual charge as determined by the Management Company towards the costs incurred in maintaining and insuring the parcels of land referred to in paragraph 3.1.2 above or parts thereof and any equipment thereon and any ancillary structures; and

3.1.4. immediately upon the sale of the first Dwelling to provide the Council with copies of the Articles and Memorandum of Association of the Management Company, to include clauses whereby it must accept ownership and full responsibility for the management and maintenance thereafter of the Open Space Land (including the LEAP) and the BNG Land AND a copy of the transfer relating to the Dwelling including the covenants referred to in paragraph 3.1.2 above; and

3.1.5. prior to the first Occupation of any Dwelling on the Development submit for approval to the Council and gain approval from the Council to the Management Company structure scheme in writing; and

3.1.6. on approval of the Management Company Structure Scheme the Owners will establish the Management Company in accordance with the approved Management Company Structure Scheme and such Management Company shall be established prior to the date of transfer of any Managed Land;

3.2. Or, in the event the Owners have confirmed in writing that they will retain the Open Space Land (including the LEAP) and the BNG Land in accordance with paragraph 2.3, they have:

3.2.1. made provision to include in the transfer of the freehold or leasehold sale of each Open Market Unit a covenant by the purchaser (and any successor in title) to pay an annual charge as determined by the Owners for the maintenance of the Open Space (including the LEAP), the BNG Land and any other land which is to be retained and maintained by the Owners in accordance with this Agreement; and

3.2.2. agreed not to sell or otherwise deal with any Open Market Unit without imposing a covenant on the purchaser (and any successor in title) of such

SCHEDULE 7

Travel Plan

The Owners Covenant with the County Council:

1.1 To pay the County Council the Travel Plan Monitoring Fee Indexed prior to or upon Occupation of the Development;

1.2 It is hereby acknowledged for the avoidance of doubt and without prejudice to the above that the County Council is authorised to apply the Travel Plan Monitoring Fee towards the monitoring of the Travel Plan for the lifetime of the Development

1.3 To submit the Travel Plan for approval Prior to Occupation of Development

1.4 Not to Occupy the Development until a Travel Plan Co-ordinator has been appointed. The Owner shall notify the County Council in writing of the name, address, email address and telephone number of the person appointed

1.5 Upon First Occupation the Owners shall implement the approved Travel Plan or amendments to it (as may be agreed with the County Council in writing) for a period of 5 years following final Occupation of the Dwellings unless otherwise agreed by the County Council.

SCHEDULE 8

TRO Application Fee and TRO Works

The Owners Covenant with the County Council:

1.1 To submit an application for a Traffic Regulation Order for the TRO Works to the County Council prior to First Occupation with a plan showing the extent of the TRO Works.

1.2 To pay to the TRO Application Fee to the County Council prior to First Occupation.

1.3 Not to cause or allow First Occupation unless an application for a Traffic Regulation Order for the TRO Works has been submitted to the County Council and the TRO Application Fee has been paid.

1.4 If the TRO Application Fee is not paid to the County Council on or before the relevant payment date to pay to the County Council in addition interest from the relevant payment date until the actual date of payment and any such interest shall be treated as part of the TRO Application Fee.

1.5 The TRO Application Fee shall be Indexed.

1.6 To undertake the TRO Works in accordance with the TRO.

SCHEDULE 9

Highway Works Contribution

The Owners Covenant with the County Council:

1.1 To pay to the County Council the Highway Works Contribution prior to Commencement of Development.

1.2 Not to Commence Development until the Highway Works Contribution has been paid.

[redacted]

From: [redacted]
Sent: 27 11 2025 10:37
To: [redacted]
Subject: RE: Marringdean s106 S106 Agreement for Marringdean Road, Billingshurst DC/24/1581 (CC805.2373)

Hi [redacted]

Thanks for your email. I am not in the office (or working theoretically) today. I understand the engrossments are already on their way to your client, but I am happy to agree to the manuscript amendments you propose. I am happy for you to ask your client to pick these up by way of manuscript changes when they sign.

Kind regards

[redacted]

[redacted]
Senior Planning Lawyer

[redacted]

Horsham District Council

Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

Horsham District Council will only accept service of documents by email if they are sent to legal@horsham.gov.uk. Any documents sent to individual email addresses will not be accepted under any circumstances.
Communications received after 5pm will be regarded as being served on the next working day.
Please contact us in advance if your email, including any attachments, is going to exceed 30MB.

From: [redacted]
Sent: 27 11 2025 07:57
To: [redacted]
Subject: RE: Marringdean s106 S106 Agreement for Marringdean Road, Billingshurst DC/24/1581 (CC805.2373)

Good morning both,

I am happy with those manuscript changes.

Kind regards,

[redacted]

[redacted]Lawyer| (Chartered Legal Executive)
Environment Team
Legal Services
West Sussex County Council

[redacted]
Address: Room 202, County Hall, West Street, Chichester, West Sussex PO19 1RQ

Whilst our offices are open we continue to work remotely. All documents should be sent electronically to the e-mail address above

From: [redacted]
Sent: 26 November 2025 17:24
To: [redacted]
Subject: RE: Marringdean s106

****EXTERNAL****

Hi [redacted]

Just to flag a couple of reference corrections picked up in the publication draft that it would be worth manuscript amending – assuming not picked up in the engrossments.

- **Definitions – should be references to Clause 9 not 8**

"Monitoring Fees" Fees totalling £800 (eight hundred) for monitoring obligations in the Agreement to be paid to the Council in accordance with clause 8 of this Agreement.

"County Council Monitoring Fee" Means the sum of £1,620 (one thousand six hundred and twenty pounds) for the County Council's cost of monitoring the obligations to be paid to the County Council in accordance with Clause 8 of this Agreement.

- **The form of restriction in BNG schedule 5 – needs to be a reference to Schedule 5 and not 8**

"No disposition of the registered estate (other than a charge) by the proprietor of the registered estate, or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by the proprietor for the time being of the estate registered under title number WSX261235 or WSX325830 (or any title created out of those titles) or their conveyancer that the provisions of Schedule 8 of an Agreement between 1) Wates Developments Ltd; 2) Tracey Lynne Walsh; 3) Simon Philip Smith 4) Matthew Miller; 5) Barclays Security Trustee Limited; 6) West Sussex County Council and 7) Horsham District Council dated [ ] 2025 have been complied with".

From: [redacted]
Sent: 26 November 2025 16:21
To: [redacted]
Subject: RE: Marringdean s106

Caution External Email - This Message originated outside the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi [redacted]

Wates

POWER OF ATTORNEY

This power of attorney is made on 17 June 2024, by Wates Group Limited (registered in England & Wales, registration number 01824828) whose registered office is at Wates House, Station Approach, Leatherhead, Surrey KT22 7SW (the "**Company**").

1 APPOINTMENT AND POWERS

The Company hereby appoints David Bowen care of Wates House, Station Approach, Leatherhead, Surrey KT22 7SW as its attorney (the **"Attorney"**) in the Company's name or otherwise and on its behalf with the full power and authority of the Company for the following purpose:

i) To execute on behalf of the Company (whether to be executed as a deed or under hand) any transaction document including but not limited to: sale and purchase agreements for land (whether a purchase or disposal); joint venture agreements (whether structured as a limited company or a limited liability partnership); consultant appointments; legal advisor appointments; shareholder agreements; shareholder loan agreements and any other financing arrangements; covenants; grant of rights, indemnity and help to buy equity loan funding administration agreements, in accordance with the group delegated authorities listing ("**Group Delegated Authorities**") outlining the authority given to Wates Developments (a division of the company);

ii) To approve, as if it were a bank account of Wates Developments and within the signatory limits so assigned within the Group Delegated Authorities, any transaction relating to a bank account with HSBC Bank plc named Wates Group Limited sort code number 40.35.01 and account 41443151; and

iii) To act on behalf of the Company in its capacity as a member of Vistry Wates Holdings LLP and house-building joint ventures (HBJVs) constituted as limited liability partnerships in accordance with the Group Delegated Authorities.

2 RATIFICATION & INDEMNITY

The Company undertakes to ratify whatever the Attorney may do or purport to do in good faith, in its name or on its behalf, in exercising the powers contained in this power of attorney.

3 INDEMNITY

The Company undertakes to indemnify the Attorney against any loss incurred by him or her in connection with anything lawfully done by him or her in good faith in the exercise, or the purported exercise, of the powers contained in this power of attorney, except for any loss which would not have arisen but for the negligence or fraud of the Attorney.

4 REVOCATION

This power of attorney revokes any previous power of attorney made by the Company in respect of the Attorney.

This power of attorney may be revoked by notice in writing given to the Attorney by any statutory director of the Company without further authorisation, or by anyone else authorised by the Company for that purpose, and shall automatically expire three (3) years from the date of this power of attorney.

5 GOVERNING LAW AND JURISDICTION

This power of attorney (and any dispute, controversy, proceedings or claim of whatever nature arising out of or in any way relating to this power of attorney, its subject matter or its formation (including non-contractual disputes or claims)) shall be governed by and construed in accordance with the laws of England and Wales.

The parties irrevocably agree that the courts of England and Wales shall have exclusive jurisdiction to settle any dispute or claim that arises out of or in connection with this power of attorney or its subject matter or formation (including non-contractual disputes or claims).

IN WITNESS of which this power of attorney has been executed as a deed and has been delivered and takes effect on the date which first appears above.

Executed as a deed by **WATES GROUP LIMITED** on the date and year first above
acting by [redacted])
)

.....

Eoghan O'Lionaird
Director

and [redacted]

.....

Philip Wainwright
Director

Wates

POWER OF ATTORNEY

This power of attorney is made on 17 June 2024, by Wates Group Limited (registered in England & Wales, registration number 01824828) whose registered office is at Wates House, Station Approach, Leatherhead, Surrey KT22 7SW (the "**Company**").

1 APPOINTMENT AND POWERS

The Company hereby appoints David Brocklebank care of Wates House, Station Approach, Leatherhead, Surrey KT22 7SW as its attorney (the **"Attorney"**) in the Company's name or otherwise and on its behalf with the full power and authority of the Company for the following purpose:

i) To execute on behalf of the Company (whether to be executed as a deed or under hand) any transaction document including but not limited to: sale and purchase agreements for land (whether a purchase or disposal); joint venture agreements (whether structured as a limited company or a limited liability partnership); consultant appointments; legal advisor appointments; shareholder agreements; shareholder loan agreements and any other financing arrangements; covenants; grant of rights, indemnity and help to buy equity loan funding administration agreements, in accordance with the group delegated authorities listing ("**Group Delegated Authorities**") outlining the authority given to Wates Developments (a division of the company);

ii) To approve, as if it were a bank account of Wates Developments and within the signatory limits so assigned within the Group Delegated Authorities, any transaction relating to a bank account with HSBC Bank plc named Wates Group Limited sort code number 40.35.01 and account 41443151; and

iii) To act on behalf of the Company in its capacity as a member of Vistry Wates Holdings LLP and house-building joint ventures (HBJVs) constituted as limited liability partnerships in accordance with the Group Delegated Authorities.

2 RATIFICATION & INDEMNITY

The Company undertakes to ratify whatever the Attorney may do or purport to do in good faith, in its name or on its behalf, in exercising the powers contained in this power of attorney.

3 INDEMNITY

The Company undertakes to indemnify the Attorney against any loss incurred by him or her in connection with anything lawfully done by him or her in good faith in the exercise, or the purported exercise, of the powers contained in this power of attorney, except for any loss which would not have arisen but for the negligence or fraud of the Attorney.

4 REVOCATION

This power of attorney revokes any previous power of attorney made by the Company in respect of the Attorney.

This power of attorney may be revoked by notice in writing given to the Attorney by any statutory director of the Company without further authorisation, or by anyone else authorised by the Company for that purpose, and shall automatically expire three (3) years from the date of this power of attorney.

5 GOVERNING LAW AND JURISDICTION

This power of attorney (and any dispute, controversy, proceedings or claim of whatever nature arising out of or in any way relating to this power of attorney, its subject matter or its formation (including non-contractual disputes or claims)) shall be governed by and construed in accordance with the laws of England and Wales.

The parties irrevocably agree that the courts of England and Wales shall have exclusive jurisdiction to settle any dispute or claim that arises out of or in connection with this power of attorney or its subject matter or formation (including non-contractual disputes or claims).

IN WITNESS of which this power of attorney has been executed as a deed and has been delivered and takes effect on the date which first appears above.

Executed as a deed by **WATES GROUP LIMITED** on the date and year first above
acting by [redacted])
)

.....
Eoghan O'Lionaird
Director

and [redacted]

.....
Philip Wainwright
Director