

**(1) LEGAL AND GENERAL (STRATEGIC LAND NORTH HORSHAM)
LIMITED**

(2) HORSHAM DISTRICT COUNCIL

AGREEMENT

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

Mowbray Development Site, Employment Road, Horsham, West Sussex

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

Legal ref: DSM/12555

Planning ref: DC/25/1543

THIS AGREEMENT is made as a deed and dated

30 June

2026

Between:

- (1) **LEGAL AND GENERAL (STRATEGIC LAND NORTH HORSHAM) LIMITED**
(Company Registration No. 11711423) whose registered office is One, Coleman Street,
London EC2R 5AA ("**the Developer**");
- (2) **HORSHAM DISTRICT COUNCIL** of Albery House, Springfield Road, Horsham, West
Sussex RH12 2GB ("**the District Council**")

together "**the Parties**"

1. BACKGROUND & RECITALS

Whereas

- 1.1 The District 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 Developer is the registered proprietor with Freehold Title Absolute of part of the Application Site registered at HM Land Registry under the following title numbers:

Title Number	Description
WSX404736	Land on the west side of Bush Lane, Horsham, Horsham, West Sussex
WSX432730	Land on the south side of Bush Lane, Horsham, Horsham, West Sussex
WSX440579	Land on the south side of Owls Castle Farmhouse, Wimland Road, Faygate, Horsham, West Sussex RH12 4SS
WSX446376	Land lying to the north-east of Roffey Football Club, Bartholomew Way, Horsham, West Sussex RH12 5JL

- 1.3 Mr Maxwell Gerald Walton of Newhouse Farm, Old Crawley Road, Faygate, Horsham RH12 4RU owns part the Application Site with Freehold Title Absolute registered at HM Land Registry under title number WSX199965 and known as land on the south side of Bush Lane Faygate, as shown hatched blue on the plan entitled "s106 - WALTON LAND WITHIN THE APPLICATION BOUNDARY" with drawing number 2898-5-6-5-DR-A-0002 P1 at Schedule 1 of this Agreement ("**the Walton Land**").
- 1.4 It is hereby agreed that the Walton Land will not be bound by this Agreement initially. However, the Application Site shall be subject to a planning condition such that no Development shall Commence on the Walton Land until the Walton Land is bound to comply with the terms of this Agreement pursuant to the Supplemental Deed.
- 1.5 West Sussex County Council owns part of the Application Site with Freehold Title Absolute registered at HM Land Registry under title number WSX112136 described as "Land forming part of the Railway between Frygate [Faygate] and Littlehaven Stations, Horsham, West Sussex" registered at HM Land Registry and part of the Application Site with Freehold Title Absolute registered at HM Land Registry under title number WSX195978 described as "Land on the north and south sides of Giblets Lane and Rusper Road, Horsham, West Sussex".
- 1.6 It is hereby agreed the obligations contained in this Agreement shall not bind any land held by West Sussex County Council which forms part of the Application Site, registered at HM Land Registry with title numbers WSX112136 and WSX195978, and

consequently West Sussex County Council shall not be required to be a party to this Agreement.

- 1.7 The District Council received the Application on 24th September 2025 which was validated on 6th October 2025. The District Council is minded to grant planning permission for the Development subject to this Agreement in order to secure the necessary planning obligations.
- 1.8 The Parties have agreed to enter into this Agreement to secure the necessary planning obligations contained in this Agreement.
- 1.9 The Developer is willing to enter into, be bound by the obligations and be subject to the restrictions in this Agreement on the terms set out herein.
- 1.10 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 District 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/25/1543 and described as: “Construction of Primary Road from the Left-In, Left-Out junction with the A264 (constructed pursuant to Outline Planning Permission DC/16/1677) to Bush Lane (Bridleway 1585), footpaths and cycleways, foul and surface water drainage including a SUDS basin and foul pumping station, landscaping, substations and associated infrastructure”.
“Application Site”	all that land comprising Mowbray (North Horsham) Employment Road 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 “Employment Road Red Line Plan” with drawing number 19003-SBR-SW-XX-DR-A-00002 Rev 10 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 7.1 and served in accordance with clause 7.3.
“Development”	the development of the Application Site pursuant to the Planning Permission.
“Head of Development and Building Control”	the Head of Development and Building Control at the District Council or any successor or such other officer as may be designated by the District Council for the purposes of discharging their duties and functions from time to time.
“Planning Permission”	the planning permission to be granted by the District Council pursuant to the Application.
“Section 73 Consent”	any planning permission granted pursuant to section 73 of the Act (or section 73B of the Act when in force) 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 (or section 73B of the Act when in force).
“Supplemental Deed”	a deed to be entered in to between the owners for the time being of the Walton Land and the District Council for the purposes of confirming that the relevant obligations, covenants and undertakings in this Agreement shall be binding on the Walton Land.
“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 Schedule 2 (except for paragraph 3.1) shall only take effect upon the Commencement of Development unless explicitly stated otherwise.

6. COVENANTS

- 6.1 Subject to clause 5.1, the Developer covenants with the District Council to comply fully with and to perform the obligations contained herein and in Schedule 2 of this Agreement in accordance with the requirements and timescales set out therein.

7. NOTICES

- 7.1 The Developer covenants with the District Council to give the Commencement Notice to the District Council not less than 5 (five) Working Days before the anticipated Commencement Date.
- 7.2 The Parties to this Agreement agree that if the Developer fails to give the notice required by clause 7.1 above then the District Council shall be entitled in its absolute discretion to determine the Commencement Date and shall give notice to the Developer of the District Council's determination.
- 7.3 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 District Council, the relevant party shall address any notice to the Head of Development and Building Control of the District Council.
- 7.4 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.
- 7.5 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.

8. COSTS

- 8.1 The Developer has undertaken to pay on or before the date hereof the District Council's reasonable legal costs incurred in preparing and entering into this Agreement.

9. CHARGEES/ MORTGAGEES CONSENT/ LIABILITY

- 9.1 The provisions in this Agreement shall not be binding on a 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) or any persons or bodies deriving title through such mortgagee or chargee or receiver.

10. GENERAL

The Parties undertake that:

- 10.1 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.
- 10.2 This Agreement constitutes a deed.
- 10.3 This Agreement is enforceable by the District Council in accordance with section 106 of the Act.
- 10.4 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.
- 10.5 It is hereby agreed by the Developer that failure by the District Council at any time to enforce the provisions of this Agreement or to require performance strictly or otherwise by the Developer of any of the conditions, covenants, agreements or obligations of this Agreement or any failure or delay by the District Council to exercise any act, right or remedy shall not be construed as 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 District 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.
- 10.6 The Developer hereby undertakes that:
- 10.6.1 this Agreement supersedes and replaces all previous negotiations whether oral or written;
- 10.6.2 the Developer has not relied on any express or implied statement, warranty, representation or undertaking given by or on behalf of the District Council; and
- 10.6.3 nothing herein contained excludes the liability of any party in relation to fraud.
- 10.7 The Developer acknowledges that this Agreement will be registered as a local land charge.
- 10.8 The Developer hereby give consent for the Application Site Plan and BNG Land Plan to be reproduced (without amendment or variation) by the District Council.
- 10.9 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.
- 10.10 This Agreement shall be governed by and interpreted in accordance with the laws of England and the Parties submit to the exclusive jurisdiction of the courts of England.
- 10.11 The obligations in this Agreement (with the exception of clause 8. – 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:
- 10.11.1 expires; or
- 10.11.2 is varied or revoked other than at the request of the Owners and/ or the Developer; or
- 10.11.3 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.
- 10.12 The Developer (or any person deriving title to Application Site from the Developer) shall not be liable for any breach of the restrictions and obligations set out in this Agreement where such breach arises after the Developer has parted with their interest in the Application Site or part of the Application Site to which such breach relates save in respect of liability for antecedent breach of this Agreement.
- 10.13 Section 33 of the Local Government (Miscellaneous Provisions) Act 1982 applies to the covenants in this agreement.
- 10.14 References to the Application Site include any part of it.

- 10.15 Any covenant by the Developer not to do any act or thing includes a covenant not to permit or allow the doing of that act or thing.
- 10.16 Nothing in this Agreement shall prohibit or limit the right to develop any part of the Application 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.
- 10.17 Subject to the proviso to this clause if any Section 73 Consent is granted after the date of this Agreement:
- 10.17.1 the obligations in this Agreement shall relate to and bind such Section 73 Consent;
- 10.17.2 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; and
- 10.17.3 nothing in this clause shall fetter the discretion of the District 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:

- 10.17.4 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;
- 10.17.5 the District 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 District Council (acting reasonably) considers it desirable to do so; and
- 10.17.6 the provisions of this Agreement shall not bind 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.

11. DISPUTE RESOLUTION

- 11.1 Save for matters of construction (which shall be matters for the Court), should a dispute or difference arise between the Parties or any of them concerning anything herein then the provisions of this clause 11 shall apply.
- 11.2 Subject to clause 11.3, 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 someone appointed by the President of the Law Society of England and Wales on the application of any of the Parties.
- 11.3 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 5.1 of Schedule 2 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 someone appointed by the Chartered Institute of Ecology and Environmental Management.
- 11.4 Any expert appointed pursuant to clause 11.2 or 11.3 shall:

- 11.4.1 on his appointment serve written notice thereof on the parties in dispute;
 - 11.4.2 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;
 - 11.4.3 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;
 - 11.4.4 have an unfettered discretion to determine the reference to him and shall make such determination within 20 Working Days of receipt of the final comments in writing received in accordance with clauses 11.4.2 or 11.4.3 (as applicable).
 - 11.4.5 serve notice of his determination as soon as he has made it;
 - 11.4.6 give full and clear reasons for his decision; and
 - 11.4.7 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.
- 11.5 The provisions of this clause shall not affect the ability of the District 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 and shall not affect the ability of the Developer to apply for such remedy or relief that may otherwise be available to it in relation to the terms of this Agreement, including through the courts.

12. OWNERSHIP

- 12.1 The Developer warrants that no person other than the Developer has any legal or equitable interest in the Application Site (excluding the beneficiary of any easement or right of way which may exist in relation to the Application Site) other than as set out in the recitals of this Agreement.
- 12.2 The Developer undertakes to the District Council to give the District Council written notice of any change in the ownership of any of their respective interests in the Application Site, as the case may be, within 10 (ten) Working Days of such change in ownership, 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 purchased by reference to a plan.

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

EXECUTED as a DEED by

EXECUTED as a DEED by
LEGAL AND GENERAL (STRATEGIC LAND NORTH HORSHAM) LIMITED
acting by two directors or one director and the company secretary



..... Signed (Director)

In the presence of a witness:



..... Signature of witness

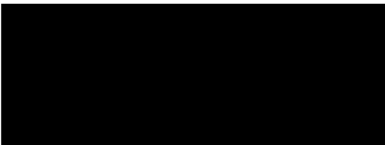
LAURA HARDCASTLE

..... Print name

PA to Managing Director

..... Position held

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



Authorised Officer



18251^{x2}

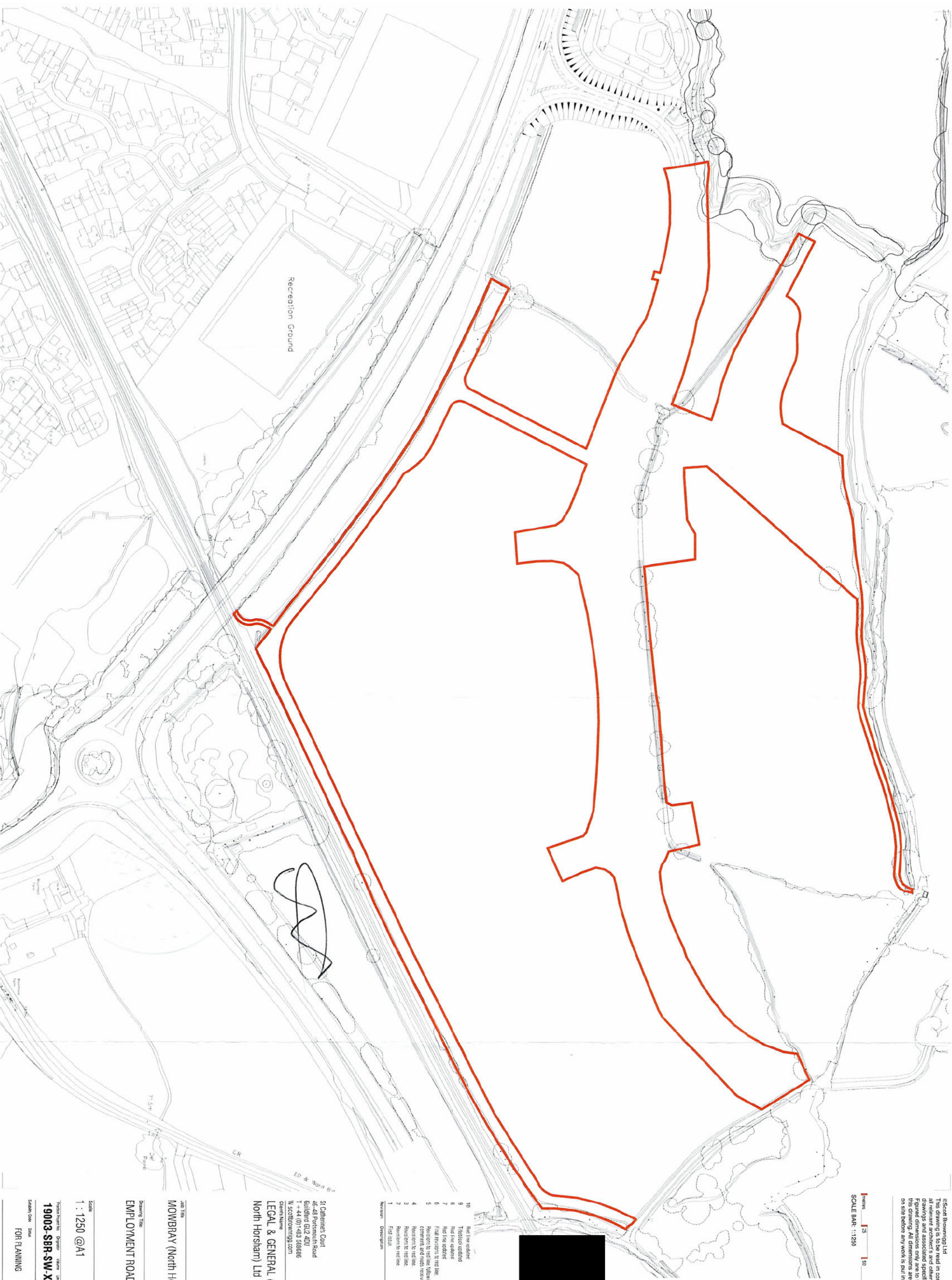
SCHEDULE 1

Plans

1. Application Site Plan entitled "Employment Road Red Line Plan" with drawing number 19003-SBR-SW-XX-DR-A-00002.
2. BNG Land Plan entitled "s106 – AREAS TRANSFERRED TO MANAGEMENT COMPANY" with drawing number 2898-5-6-5-DR-0001-p2, dated 08/06/2026.
3. Walton Land plan entitled "s106 - WALTON LAND WITHIN THE APPLICATION BOUNDARY" with drawing number 2898-5-6-5-DR-A-0002 P1, dated 15/06/2026.



©Scott Brownrigg Ltd
This drawing is to be read in conjunction with all relevant architect's and other designers' drawings and associated specifications. Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand.



10	Red line outline	10.09.25	AE	PH
9	Tideline updated	25.08.14	AE	PH
8	Red line outline	25.08.14	AE	PH
7	Red line outline	25.08.12	AE	PH
6	Final revisions to red line	25.08.07	EAH	PH
5	Revisions to red line following comments received	25.08.07	EAH	PH
4	Revisions to red line	25.07.31	EAH	PH
3	Revisions to red line	25.07.24	EAH	PH
2	Revisions to red line	25.07.14	EAH	PH
1	First issue	25.07.21	EAH	PH

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North Horsham) Ltd

Job Title
MOWBRAY (North Horsham)

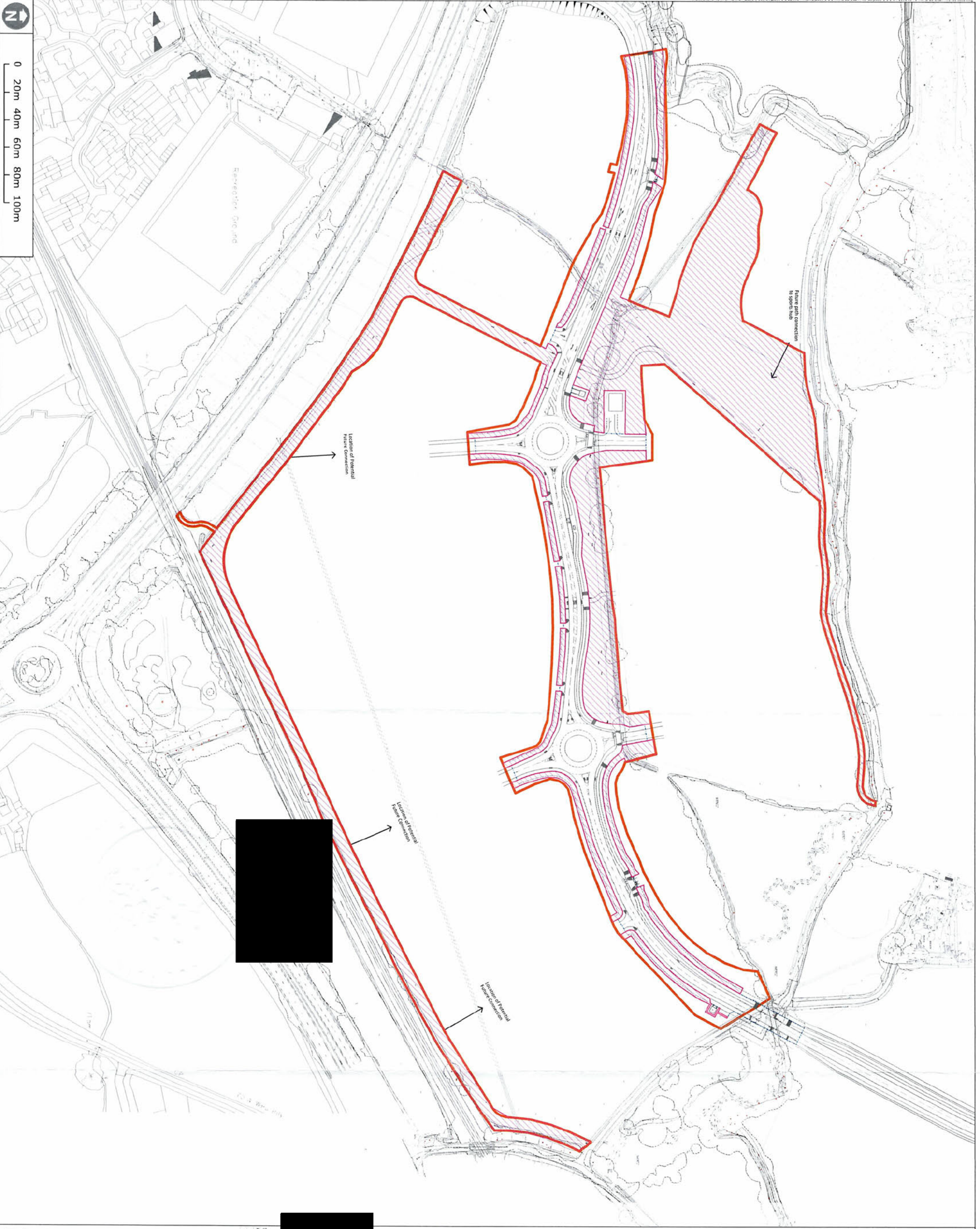
Drawing Title
EMPLOYMENT ROAD RED LINE PLAN

Scale
1 : 1250 @A1

Project Reference: 19003-SBR-SW-XX-DR-A-00002

Station Code: 10
FOR PLANNING

Rev
10



SCHEDULE 2

Biodiversity Net Gain

The Developer Covenants to the District 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 Developer covenants with the District 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 substantially in the form published by DEFRA, as may be updated from time to time, to be completed and submitted to the District Council for approval in writing in accordance with this Schedule, such approval not to be unreasonably delayed or withheld, and as may be amended pursuant to paragraphs 3.8 and 3.9 of this Schedule;
"BNG Land"	the parts of the Application Site on which the BNG will take place as shown hatched pink on the BNG Land Plan;
"BNG Land Plan"	the plan of the BNG Land entitled "s106 – AREAS TRANSFERRED TO MANAGEMENT COMPANY" with drawing number 2898-5-6-5-DR-0001-p2 dated 08/06/2026 at Schedule 1 of this Agreement, or such alternative plan as may be agreed between the Developer and the District Council from time to time;
"Biodiversity Metric"	the statutory biodiversity accounting tool published by DEFRA or Natural England from time to time which can be used to measure the biodiversity value or relative biodiversity value of habitats or habitat enhancement for the purposes of BNG;
"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 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 District Council's costs of monitoring compliance with the Biodiversity Gain Plan and Habitat Management and Maintenance Plan as approved by the District Council to be paid by the Owner to the District Council pursuant to this Schedule;
"Breach Notice"	a notice which may be served by the District Council on the Owner pursuant to paragraph 5.1 of this Schedule which must include: 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 reasonable timescales, which reflect the nature, complexity and scale of the remediation works, 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 this Schedule;
"Certificate of"	a written certificate confirming the date on which the Habitat Creation and Enhancement Works were completed to the

Completion”	reasonable satisfaction of the District 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 Owner to the District Council of the proposed Completion Date of the Habitat Creation and Enhancement Works served in accordance with paragraph 3.3 of this Schedule 2 of this Agreement;
“Habitat Creation and Enhancement Works”	the Habitat Creation and Enhancement Works set out in the HMMP;
“Habitat Management and Monitoring Plan (HMMP)”	the document titled ‘Habitat Management and Monitoring Plan’ for the creation and/ or enhancement of habitat to achieve the Biodiversity Net Gain, and subsequent management and maintenance thereof, to be prepared in accordance with the approved Biodiversity Gain Plan, to include: a) a non-technical summary; d) details of the roles and responsibilities of the people or organisation(s) delivering the HMMP; d) details of the planned habitat creation and/ or enhancement works to create and/ or enhance habitat to achieve the Biodiversity Net Gain in accordance with the approved Biodiversity Gain Plan; d) the management measures to be put in place to maintain the habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from Practical Completion; and d) the monitoring methodology and frequency in respect of the created or enhanced habitat, to be completed and submitted to the District Council for approval in writing in accordance with this Schedule and as may be amended pursuant to paragraphs 3.8 and 3.9 of this Schedule;
“Management Company”	means Mowbray Estate Management Company Limited (company registration no. 14367079 with registered office address Units 1-3 Beech Court, Wokingham Road, Hurst, Berkshire, United Kingdom RG10 0RQ) or such other management company as may otherwise be agreed by the Developer and the District Council in writing; and
“Monitoring Report”	the monitoring reports to be issued to the District 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 the date on which the Onsite Habitat and Enhancement Works have completed.

2. BNG Monitoring Contributions

- 2.1. To pay the BNG Monitoring Contribution in full to the District 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 District 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 District Council (such approval not to be unreasonably delayed or withheld);
- 3.3. To issue the Completion Date Notice to the District 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 District 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 District Council issues a Certificate of Completion;
- 3.5. To complete in full the Habitat Creation and Enhancement Works set out within the HMMP within 30 months of the Commencement Date;
- 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;
- 3.7. To provide a Monitoring Report to the District Council within 20 (twenty) Working Days of each Monitoring Report date specified in the HMMP;
- 3.8. To notify the District Council of any requested amendment to the Biodiversity Gain Plan and/ or HMMP, such notice to be accompanied by:
 - 3.8.1. the proposed amended Biodiversity Gain Plan and/ or HMMP;
 - 3.8.2. a statement of reasons for such amendment(s); and
 - 3.8.3. confirmation (with reasons) that the amendment(s) 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.
- 3.9. In the event the District Council approves (such approval not to be unreasonably delayed or withheld) any amendment(s) to the Biodiversity Gain Plan and/ or HMMP submitted to the District Council pursuant to paragraph 3.8 above, for the purposes of interpretation of this Agreement, the Biodiversity Gain Plan and/ or HMMP (as applicable) shall be taken to be such document as updated by the amendment(s) approved by the District Council from the date on which such amendment(s) are approved.

4. Access for Inspection

- 4.1. From the Commencement Date and without charge, to allow the District 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; and
 - 4.1.1.2. any Breach Notice; and
 - 4.1.2. pass and repass across any land in the Developer's control reasonably necessary for gaining access to the BNG Land,

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

5. Breach Notice and Step-In Rights

- 5.1. Where the District Council believes that the HMMP has not been complied with, it may serve a Breach Notice on the Developer.

- 5.2. To notify the District Council within 20 (twenty) Working Days of service of a Breach Notice whether the Developer accepts 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;
 - 5.3.2. to use reasonable endeavours to resolve the measures in dispute with the District 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 (twenty) 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 11.3 of this Agreement within a further 10 (ten) 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 therein (or other extended timeframe as agreed with the District 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 Developer has failed to comply with a time limit of the Breach Notice or Expert's determination in respect of a Breach Notice, unless such time limit is otherwise extended as agreed with the District Council in writing, to allow the District 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 of the steps set out in the Breach Notice; and
 - 5.6.2. any other land in the Developer's control necessary to access the BNG Land,
 PROVIDED THAT that the prior written notice and health and safety requirements specified in paragraph 4 are complied with.
- 5.7. To pay the District 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 (twenty) Working Days of the date of a notice requesting payment (such notice to include a breakdown of such costs).

6. Transfer of the BNG Land

- 6.1. To transfer the Developer's entire interest in the BNG Land to the Management Company within 6 (six) calendar months (or such extended period as may otherwise be agreed by the Developer and the District Council in writing) of the Completion Date.