

Schedule 1 – Developers' and Owners' Covenants

Part 1: Commencement of Development and of the Skylark Mitigation Works

1. The First Owner, the Second Owner and the First Developer covenant with the Council not to Commence or permit the Commencement of Development until a Notice of Commencement has been served on the Prescribed Recipients, such Notice to be served no later than fourteen calendar days prior to Commencement of Development.
2. The Owners and the Developers covenant with the Council not to implement the Skylark Mitigation Works or to permit their implementation until a Skylark Mitigation Works Notice has been served on the Prescribed Recipients, such Notice to be served no later than the Notification Date.

Part 2: Skylark Mitigation Strategy

3. The First Owner, the Second Owner and the First Developer covenant with the Council and the Third Owner:
 - (a) not to commence or permit commencement of the Skylark Mitigation Works or to Commence or permit the Commencement of Development until the Skylark Mitigation Strategy has first been submitted to and approved in writing by the Council and Notice of Approval has been given to the Prescribed Recipients not later than seven calendar days following the date upon which the Council's approval is given;
 - (b) that the Skylark Mitigation Strategy must:
 - (i) include mitigation works on:
 - (I) the whole of the Offsite Skylark Mitigation Land; and
 - (II) the whole of the Onsite Skylark Mitigation Land,in order to satisfy the Skylark Mitigation Purpose;
 - (ii) include the detailed methodology, location and timetable for provision of the Skylark Mitigation Works;
 - (iii) include management practices and prescriptions including but not limited to a prohibition on the use of pesticides and spot treatment of herbicide;
 - (iv) include management practices to encourage nesting and foraging of Skylark, to include the prohibition on the use of pesticides and spot treatment of herbicide;
 - (v) ensure that the Skylark Mitigation Purpose is upheld through the use of set-aside, spring sown cereals or a combination of these two habitat types, to be in place across the whole of the field areas of the Onsite Skylark Mitigation Land and the Offsite Skylark Mitigation Land for the lifetime of the Development unless changes are requested from and approved in writing by the Council pursuant to a Skylark Monitoring Report in advance of any changes; and
 - (vi) identify the persons responsible for implementing the strategy.

4. The First Developer, the First Owner and the Second Owner covenant with the Council and the Third Owner that the Skylark Mitigation Works shall be implemented in accordance with the Skylark Mitigation Strategy as approved by the Council in accordance with paragraph 3 of this Schedule on the Onsite Skylark Mitigation Land prior to the skylark nesting season (March–July inclusive) preceding the intended date of Commencement of Development and in any event prior to the Commencement of Development.

5. The Third Owner and the Second Developer covenant with the Council that the Skylark Mitigation Works shall be implemented in accordance with the Skylark Mitigation Strategy as approved by the Council in accordance with paragraph 3 of this Schedule on the Offsite Skylark Mitigation Land prior to the skylark nesting season (March–July inclusive) preceding the intended date of Commencement of Development and in any event prior to the Commencement of Development.

Part 3: Skylark Mitigation Implementation

6. The Second Developer and the Third Owner covenant with the Council that an Offsite Skylark Mitigation Works Completion Notice will be issued to the Council specifying the date on which those Skylark Mitigation Works were completed no later than seven calendar days following the date upon which the Skylark Mitigation Works located on the Offsite Skylark Mitigation Land are completed.

7. The First Developer, First Owner and Second Owner covenant with the Council that an Onsite Skylark Mitigation Works Completion Notice will be issued to the Prescribed Recipients specifying the date on which those Skylark Mitigation Works were completed no later than seven calendar days following the date upon which the Skylark Mitigation Works located on the Onsite Skylark Mitigation Land are completed.

8. Following the issuing of the Onsite Skylark Mitigation Works Completion Notice, the Second Owner and the First Developer shall permit the Council entry on to the Onsite Skylark Mitigation Land upon prior reasonable notice in order for it to assess whether the Skylark Mitigation Strategy has been duly implemented as approved, and they shall thereafter allow the Council access upon prior reasonable notice, to inspect the same land in order to ensure ongoing compliance with the terms of the Skylark Mitigation Strategy as approved.

9. Following the issuing of the Offsite Skylark Mitigation Notice, the Third Owner and the Second Developer shall permit the Council entry on to the Offsite Mitigation Land upon prior reasonable notice in order for it to assess whether the Skylark Mitigation Strategy has been duly implemented as approved, and they shall thereafter allow the Council access upon prior reasonable notice, to inspect the same land in order to ensure ongoing compliance with the terms of the Skylark Mitigation Strategy as approved.

10. The First Owner, the Second Owner and the Developers covenant with the Council that the Development shall not be Commenced until the Council has confirmed in writing, following receipt by it of both the Onsite Skylark Mitigation Works Completion Notice and the Offsite Skylark Works Completion Notice, that both sets of works have been carried out in accordance with the Skylark Mitigation Strategy as approved.

11. If, within 20 Working Days of receipt of the later of the Onsite Skylark Mitigation Works Completion Notice and the Offsite Skylark Mitigation Notice the Council requires any reasonable remedial works to be carried out in order to ensure that the Skylark Mitigation Strategy is implemented as approved, the First Owner and the First Developer shall implement such remedial works as are required in relation to the Onsite Skylark Mitigation Land on the Onsite Skylark Mitigation Land and they shall issue further completion notices to the Council in accordance with this Schedule 1.

12. If, within 20 Working Days of receipt of the later of the Onsite Skylark Mitigation Works Completion Notice and the Offsite Skylark Mitigation Notice the Council requires any reasonable remedial works to be carried out in order to ensure that the Skylark Mitigation Strategy is implemented as approved, the Third Owner and the Second Developer shall implement such remedial works as are required in relation to the Offsite Skylark Mitigation Land on the Offsite Skylark Mitigation Land and they shall issue further completion notices to the Council in accordance with this Schedule 1.

13. If within 20 Working Days of receipt of the relevant further completion notice under paragraph 11 of this Schedule the Council requires any further reasonable remedial works to be carried out in order to ensure that the Skylark Mitigation Strategy is implemented as approved, the Second Owner and the First Developer shall implement such further remedial works on the Onsite Skylark Mitigation Land and they shall repeat the requirements of paragraphs 7, 8 and 11 of this Schedule 1 and the requirements of this paragraph 13 of this Schedule 1 shall repeat until such time as either (i) the Council does not confirm within the relevant 20 Working Day period that remedial works are required; or if earlier, it (ii) expressly confirms that no remedial works are required.

14. If within 20 Working Days of receipt of the relevant further completion notice under paragraph 12 of this Schedule the Council requires any further reasonable remedial works to be carried out in order to ensure that the Skylark Mitigation Strategy is implemented as approved, the Third Owner and the Second Developer shall implement such further remedial works on the Offsite Skylark Mitigation Land and they shall repeat the requirements of paragraphs 6, 9 and 12 of this Schedule 1 and the requirements of this paragraph 14 of this Schedule 1 shall repeat until such time as either (i) the Council does not confirm within the relevant 20 Working Day period that remedial works are required; or, if earlier, it (ii) expressly confirms that no remedial works are required.

15. The First Developer, First Owner and Second Owner covenant with the Council that they will not permit the Commencement of the Development, its ongoing construction or thereafter permit the operation of the Development in the event that there is a material breach of the Skylark Mitigation Strategy as approved (whether the breach relates to the Onsite Skylark Mitigation Land or the Offsite Skylark Mitigation Land) and such breach has not been resolved to the Council's reasonable satisfaction.

Part 4: Skylark Monitoring Report

16. The First Owner, the Second Owner and the Developers covenant with the Council that:

(a) a Skylark Monitoring Report shall be submitted to the Council from time to time for the Council's approval in writing detailing the ongoing delivery (including any remedial measures taken) and monitoring of the efficiency of the Skylark Mitigation Works set out in the Skylark Mitigation Strategy as approved pursuant to Part 2 of this Schedule or any previous Skylark Monitoring Report approved pursuant to this Part of this Schedule;

(b) where it is reasonably necessary in order to achieve the Skylark Mitigation Purpose for the Skylark Mitigation Works required by the Skylark Mitigation Strategy approved pursuant to Part 2 of this Schedule or any Skylark Monitoring Report previously approved pursuant to this Part of this Schedule to be amended, the Skylark Monitoring Reports submitted for approval pursuant to this paragraph must in addition to the matters set out in paragraph 16(a) also:

(i) specify any proposed amendments to the Skylark Mitigation Works necessary to satisfy the Skylark Mitigation Purpose;

(ii) specify management practices and prescriptions such as a prohibition on the use of pesticides and spot treatment of herbicide;

(iii) specify management practices to encourage nesting and foraging of Skylark;

(iv) ensure that the Skylark Mitigation Purpose is upheld, through the use of set-aside, spring sown cereals or a combination of these two habitat types, which must be in place across the whole of the field areas of the Offsite Skylark Mitigation Land and the Onsite Skylark Mitigation Land for the lifetime of the Development; and

(v) include the identity of the persons responsible for implementing the amended Skylark Mitigation Works.

(c) the Skylark Monitoring Reports shall be submitted to the Council pursuant to paragraph 16(a) of this Schedule no later than:

(i) the end of the period of two calendar years following the Relevant Completion Date; and then

(ii) the fourth, sixth, eighth and tenth anniversaries of the Relevant Completion Date; and then

(iii) every four years thereafter until the Development is decommissioned in accordance with the terms of the Planning Permission.

(d) Notice of Subsequent Approval will be given to the Prescribed Recipients not later than seven calendar days following the date upon which the Council's approval is given in respect of each Skylark Monitoring Report submitted pursuant to this paragraph.

17. The Second Owner and the Developers covenant with the Council that the Skylark Mitigation Works set out in each approved Skylark Monitoring Report shall be implemented and/or retained (as the case may be) on the Onsite Skylark Mitigation Land in accordance with the most recently approved Skylark Monitoring Report until the Development is decommissioned in accordance with the Planning Permission.

18. The Third Owner and Second Developer covenant with the Council that the Skylark Mitigation Works set out in each approved Skylark Monitoring Report shall be implemented and/or retained (as the case may be) on the Offsite Skylark Mitigation Land in accordance with the most recently approved Skylark Monitoring Report until the Development is decommissioned in accordance with the Planning Permission.

19. All Skylark Monitoring Reports submitted for approval pursuant to this Schedule shall be prepared by a person possessing the requisite qualifications, skills, experience and expertise necessary to comply effectively with this condition, as per the Chartered Institute of Ecology and Environmental Management (CIEEM) Competency Framework or other relevant authority on competency for the survey in question.

Schedule 2 – Plan

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Notes:
 View in conjunction with all relevant documents.
 All dimensions to be checked on site before proceeding with work.
 The information contained therein must not be copied or reproduced without the written permission of Exagen Development Ltd.
 All dimensions, levels, and coordinates are in metres unless defined.
 All areas are approximate and indicative only.
 All omissions and discrepancies to be reported in writing to Exagen Development Ltd.
 Registered in England & Wales Number 11896503.

Key
 Planning Application Boundary
 Onsite Skylark Mitigation Area
 Onsite Skylark Mitigation Area

Rev	Date	Description
3	12.03.26	Various updates
2	06.03.26	Skylark area amended - scores
1	23.02.26	Skylark area added



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Client
 Exagen Wymeswold Limited

Drawing title
 Onsite and Offsite Skylark Mitigation Land

Project
 Old Wood Energy Park

Status
 Planning Application

Date
 12/03/2026
 Scale of A1
 1:8000
 Status code
 SA
 Drawing number
 WLL02A-EXG-00-00-D-K021
 Revision
 P03

