

**Deed of obligation pursuant to Section 106 Town and Country
Planning Act 1990 and Other Powers**

relating to land west of Bradmore Road and North of Wysall Road and land west of Wysall,
Nottingham NG12 5QZ

Planning Application: 24/00161/FUL

Planning Appeal reference: APP/P3040/W/25/3375110

Dated [XX] March 2026

Davill Solar Limited

-and-

John A. Wells Limited

-and-

Timothy Frank Kirk

-and-

Exagen Old Wood Ltd

-and-

Exagen Wymeswold Ltd

-and-

HSBC UK Bank Plc

to

Rushcliffe Borough Council

DRAFT

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This unilateral deed of obligation is given by

- (1) **DAVILL SOLAR LIMITED** incorporated and registered in England and Wales with company number 15793352 whose registered office is at [REDACTED] (the "**First Owner**");
- (2) **JOHN A. WELLS LIMITED** incorporated and registered in England and Wales with company number 701875 whose registered address is at [REDACTED] (the "**Second Owner**");
- (3) **TIMOTHY FRANK KIRK** of [REDACTED] (the "**Third Owner**");
- (4) **EXAGEN OLD WOOD LTD** incorporated and registered in England and Wales with company number 13440771 whose registered office is at [REDACTED] (the "**First Developer**");
- (5) **EXAGEN WYMESWOLD LTD** incorporated and registered in England and Wales with company number 13440766 whose registered office is [REDACTED] (the "**Second Developer**"); and
- (6) **HSBC UK BANK PLC** incorporated and registered in England and Wales with company number 9928412 whose registered office is at [REDACTED] (the "**Mortgagee**");

To

- (7) **RUSHCLIFFE BOROUGH COUNCIL** of Rushcliffe Arena, Rugby Road, West Bridgford, Nottingham, NG2 7YG (the "**Council**")

on the terms set out herein.

Recitals

- A The Council is the Local Planning Authority for the purposes of the 1990 Act for the area in which the Development is situated.
- B The First Owner is the registered freeholder of that part of the Site with title absolute registered at the Land Registry under Title Number NT303023 and free from encumbrances that would prevent the First Owner from entering into this Deed.
- C The Second Owner is the registered freeholder of that part of the Site with title absolute registered at the Land Registry under Title Numbers NT467713 and NT516883 and free from encumbrances that would prevent the Second Owner from entering into this Deed.
- D The First Developer has the benefit of the Option Agreements to carry out the Development and is therefore a person interested in the Site within the terms of section 106 of the 1990 Act.
- E The Third Owner is the registered freeholder of the Offsite Skylark Mitigation Land with title absolute registered at the Land Registry under Title Number NT280542 and free from encumbrances that would prevent the Third Owner from entering into this Deed, save as set out within recital F below.

- F The Mortgagee has an interest in the Offsite Skylark Mitigation Land by a Charge dated 17 November 1992 and registered against Title Number NT280542.
- G The Second Developer has the benefit of the Offsite Skylark Mitigation Land Option Agreement to carry out the Skylark Mitigation Works and is therefore a person interested in the Offsite Skylark Mitigation Land within the terms of section 106 of the 1990 Act.
- H Exagen Development Limited, a group company of the First Developer and the Second Developer, submitted the Planning Application. This was subsequently refused by the Council on 19 June 2025 (the "**Refusal**").
- I The Appeal was submitted to the Planning Inspectorate by Exagen Development Limited pursuant to section 78 of the 1990 Act against the Refusal on 24 October 2025.
- J The Owners and the Developers give this deed of unilateral obligation in order to secure the planning obligations contained in this Deed. The covenants contained herein shall bind the Site and the Offsite Skylark Mitigation Land on the terms set out in this Deed and shall be planning obligations for the purposes of Section 106 of the 1990 Act.
- K The Developers are satisfied that the obligations in this Deed are compliant with Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended) and are material considerations for the purposes of determining the Appeal.

1 Definitions and Interpretation

- 1.1 For the purposes of this Deed the following expressions shall have the following meanings unless the context requires otherwise:

1990 Act means the Town and Country Planning Act 1990 (as amended);

Appeal means the appeal made to the Planning Inspectorate against the Refusal and given appeal reference APP/P3040/W/25/3375110;

Commencement of Development means the carrying out in relation to the Development of any material operation as defined by section 56(4) of the 1990 Act but disregarding for this Deed, and for no other purpose, the following operations (1) ground investigations; (2) site survey works; (3) archaeological investigations; and/or (4) erection of any fences and hoardings around the Site;

and "**Commenced**" and "**Commences**" and "**Commence Development**" shall be construed accordingly;

Deed means this deed and any schedules to it;

Developers means the First Developer and Second Developer;

Development means the construction, operation and subsequent decommissioning of a renewable energy park comprising ground mounted solar PV with co-located battery energy storage system (BESS) at the point of connection, together with associated infrastructure, access, landscaping and cabling as set out in detail in the Planning Application;

Inspector means a planning inspector appointing by the Secretary of State to hear/determine the Appeal;

Notice of Approval means written notice that a Skylark Mitigation Strategy has been approved pursuant to this Deed enclosing therewith a complete copy of the approved strategy;

Notice of Commencement means written notice confirming the date that Commencement of Development is intended to occur;

Notice of Subsequent Approval means written notice confirming that a Skylark Monitoring Report has been approved pursuant to the terms of this Deed enclosing a complete copy of the approved Skylark Monitoring Report in question;

Notification Date means a date prior to the skylark nesting season (March-July inclusive) preceding the First Developer, the First Owner and/or the Second Owner's intended date of Commencement of Development;

Offsite Skylark Mitigation Land means the area labelled "Offsite Skylark Mitigation Land" and shown edged blue on the Plan for identification purposes only;

Offsite Skylark Mitigation Land Option Agreement means the Option Agreement dated 23 June 2022 made between (1) the Third Owner, (2) Investacc Limited and the Third Owner (as trustees of the Minerva SIPP for Timothy Frank Kirk) and (3) Exagen SPV05 Wymeswold Ltd (now known as the Second Developer), as varied by a Deed of Variation dated 17 July 2025 made between (1) the Third Owner, (2) Investacc Limited and the Third Owner (as trustees of the Minerva SIPP for Timothy Frank Kirk (0717)) and (3) the Second Developer and further varied by a Deed of Variation dated 26 March 2026 made between (1) the Third Owner and (2) the Second Developer relating to the Offsite Skylark Mitigation Land;

Offsite Skylark Mitigation Works Completion Notice means written notice confirming the date that any Skylark Mitigation Works located on the Offsite Skylark Mitigation Land have been completed;

Onsite Skylark Mitigation Land means the part of the Site labelled "Onsite Skylark Mitigation Land" and shown hatched orange on the Plan for identification purposes only;

Onsite Skylark Mitigation Works Completion Notice means written notice confirming the date that any Skylark Mitigation Works located on the Onsite Skylark Mitigation Land have been completed;

Option Agreements means together:

(a) an Option Agreement dated 3 December 2021 made between (1) John A. Wells Limited and (2) Exagen SPV03 Limited (now Exagen Old Wood Ltd) relating to land at Lodge Farm, Bradmore Road, Wysall, Nottingham NG12 5QR, forming part of the Site; and

(b) an Option Agreement dated 10 March 2023 made between (1) Norman Ernest Davill and (2) Exagen Old Wood Ltd relating to land on the north side of Costock Road, Wysall, forming part of the Site;

Owners means the First Owner, the Second Owner and the Third Owner;

Plan means the site location plan with drawing number LL02A-EXG-00-00-D-K021 P02 and dated 6 March 2026, appended to this Deed at Schedule 2;

Planning Application means the application for planning permission for the Development of the Site submitted by Exagen Development Limited (a group company of the Developers) to the Council, validated on 16 February 2024 with application reference 24/00161/FUL;

Planning Permission means the planning permission granted pursuant to the Appeal as may be varied from time-to-time by a subsequent application pursuant to section 73 of the 1990 Act;

Prescribed Recipients means:

- (a) for the purposes of a Skylark Mitigation Works Notice and the Notice of Commencement required by paragraphs 1 and 2 of Schedule 1 of this Deed or an Offsite Skylark Mitigation Works Completion Notice required by paragraph 6 of Schedule 1 of this Deed:
 - (i) the Council as local planning authority or any successor authority in name and functions; and
 - (ii) the proprietor for the time being of any legal estate (whether freehold or leasehold) registered at HM Land Registry in respect of the Offsite Skylark Mitigation Land;
- (b) for the purposes of an Onsite Skylark Mitigation Works Completion Notice required by paragraph 7 of Schedule 1 of this Deed, the Council; and
- (c) for the purposes of a Notice of Approval required by paragraph 3(a) of Schedule 1 of this Deed or a Notice of Subsequent Approval required by paragraph 16(d) of Schedule 1 of this Deed, the proprietor for the time being of any legal estate (whether freehold or leasehold) registered at HM Land Registry in respect of the Offsite Skylark Mitigation Land;

Relevant Completion Date shall mean the earlier of:

- (a) the date specified in the Offsite Skylark Mitigation Works Completion Notice given pursuant to paragraph 6 of Schedule 1 of this Deed; and
- (b) the date specified in the Onsite Skylark Mitigation Works Completion Notice given pursuant to paragraph 7 of Schedule 1 of this Deed;

Secretary of State shall mean the Secretary of State for Housing Communities and Local Government;

Site means the land west of Bradmore Road and North of Wysall Road and land west of Wysall, Nottingham NG12 5QZ as registered at the Land Registry under title numbers NT303023, NT467713 and NT516883 shown edged red on the Plan for identification purposes only;

Skylark Mitigation Purpose means to mitigate the loss of onsite breeding habitat on the Site upon which the Development is to be carried out, and subsequent displacement of skylark as a result of carrying out the Development;

Skylark Mitigation Strategy means the strategy to be submitted to and approved by the Council pursuant to Part 2 of Schedule 1 of this Deed to satisfy the Skylark Mitigation Purpose and which shall include the Skylark Mitigation Works;

Skylark Mitigation Works means the creation of a skylark habitat on the whole of the field area of the Offsite Skylark Mitigation Land and the Onsite Skylark Mitigation Land pursuant to the Skylark Mitigation Strategy;

Skylark Mitigation Works Notice means notice given on the Notification Date and in accordance with Part 1 of Schedule 1 of this Deed confirming that the First Owner, the Second Owner and/or the First Developer intend to implement the Skylark Mitigation Strategy by carrying out the Skylark Mitigation Works;

Skylark Monitoring Report means a report submitted to and approved by the Council from time to time pursuant to Part 4 of Schedule 1 of this Deed; and

Working Day means any day other than a Saturday or Sunday or public holiday in England, when banks in London are open for business.

- 1.2 Clause headings shall not affect the interpretation of this Deed.
- 1.3 A **person** includes a natural person, corporate or unincorporated body (whether or not having separate legal personality).
- 1.4 A reference to a **company** shall include any company, corporation or other body corporate, wherever and however incorporated or established.
- 1.5 Unless the context otherwise requires, words in the singular shall include the plural and in the plural shall include the singular.
- 1.6 Unless the context otherwise requires, a reference to one gender shall include a reference to the other genders.
- 1.7 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.
- 1.8 Unless the context otherwise requires, a reference to a statute or statutory provision is a reference to it as amended, extended or re-enacted from time to time.
- 1.9 Unless the context otherwise requires, a reference to a statute or statutory provision shall include any subordinate legislation made from time to time under that statute or statutory provision.
- 1.10 A reference to **writing** or **written** excludes faxes and e-mail.
- 1.11 A reference to **this Deed** or to any other deed or document referred to in this Deed is a reference to this Deed or such other deed or document as varied or novated (in each case, other than in breach of the provisions of this deed) from time to time.
- 1.12 References to Clauses and Schedules are to the Clauses and Schedules of this Deed.
- 1.13 An obligation on a party not to do something includes an obligation not to allow that thing to be done.
- 1.14 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.

- 1.15 Where an obligation falls to be performed by more than one person, the obligation can be enforced against every person so bound jointly and against each of them individually.
- 1.16 This Deed shall not be enforceable against statutory undertakers to the extent that their interest in the Site and/or the Offsite Skylark Mitigation Land relates solely to discharge of their statutory undertaking.

2 Legal Basis

- 2.1 This Deed is given pursuant to Section 106 of the 1990 Act with the intent that it creates planning obligations binding the Owners', the Developers' and the Mortgagee's interests in the Site and the Offsite Skylark Mitigation Land (as applicable).
- 2.2 No person shall be liable for a breach of any provisions of this Deed after it shall have parted with its entire interest in the Site or the Offsite Skylark Mitigation Land or the part of the Site or Offsite Skylark Mitigation Land (as applicable) in relation to which the breach relates but without prejudice to its liability for any subsisting breach arising prior to parting with such interest.

3 Conditionality

- 3.1 Subject to Clauses 3.2 to 3.8, this Deed is effective on the date hereof.
- 3.2 This Deed shall cease to have effect (insofar only as it has not already been complied with) if the Planning Permission is quashed or is modified by any statutory procedure or expires before the Development is Commenced or is at any time revoked.
- 3.3 If the Secretary of State or their Inspector in determining the Appeal expressly states in his/her decision letter that the whole or any part of an obligation set out in this Deed is not a material consideration in the granting of the Planning Permission pursuant to the Appeal and/or does not meet any one or more of the statutory tests for planning obligations set out in Regulation 122 of the CIL Regulations then that obligation shall be deemed to be reduced, varied or vitiated to the extent so expressly stated in his/her decision letter but otherwise all obligations and other matters set out in this Deed shall be deemed to remain in full force and effect.
- 3.4 Clause 4 of this Deed is conditional upon and does not come into effect unless all of the following are satisfied:
- 3.4.1 the Planning Permission has been granted pursuant to the Appeal; and
- 3.4.2 the Skylark Mitigation Works Notice has been given to the Prescribed Recipients.
- 3.5 In addition to the pre-conditions set out in Clause 3.4, Clauses 4.1.1 and 4.1.2 of and paragraph 3 of Schedule 1 of this Deed are conditional upon and do not come into effect unless all of the following are also satisfied:
- 3.5.1 the Skylark Mitigation Strategy approved from time to time pursuant to Part 2 of Schedule 1 of this Deed requires the implementation of Skylark Mitigation Works on the Offsite Skylark Mitigation Land; and
- 3.5.2 Notice of Approval has been given to the Prescribed Recipients not later than seven calendar days following the date upon which any Skylark Mitigation Strategy submitted for approval pursuant to paragraph 3 of Schedule 1 of this Deed is approved by the Council.

- 3.6 In addition to the pre-conditions set out in Clause 3.4, Clauses 4.1.3 and 4.1.4 are conditional upon and do not come into effect unless the Offsite Skylark Mitigation Works Completion Notice has been given to the Prescribed Recipients not later than seven calendar days following the date upon which any Skylark Mitigation Works carried out on the Offsite Skylark Mitigation Land have been completed.
- 3.7 In addition to the pre-conditions set out in Clause 3.4, Clauses 4.1.5 and 4.1.6 of and paragraph 16 of Schedule 1 of this Deed are conditional upon and do not come into effect unless all of the following are also satisfied:
- 3.7.1 the Skylark Monitoring Report approved from time to time pursuant to Part 4 of Schedule 1 of this Deed requires the implementation and/or retention of Skylark Mitigation Works on the Offsite Skylark Mitigation Land; and
- 3.7.2 Notice of Subsequent Approval has been given to the Prescribed Recipients not later than seven calendar days following the date upon which each Skylark Monitoring Report submitted for approval pursuant to paragraph 16 of Schedule 1 of this Deed is approved by the Council.
- 3.8 This Deed terminates and ceases to have effect on the date that the Development is decommissioned in accordance with the terms of the Planning Permission.

4 The Third Owner's Covenants

- 4.1 The Third Owner covenants with the Council:
- 4.1.1 to implement the Skylark Mitigation Strategy approved from time to time pursuant to Part 2 of Schedule 1 of this Deed on the Offsite Skylark Mitigation Land including the provision of any Skylark Mitigation Works thereon insofar as it relates to the Offsite Skylark Mitigation Land;
- 4.1.2 to comply with the Skylark Mitigation Strategy insofar as it relates to the Offsite Skylark Mitigation Land until the date that the Development is decommissioned in accordance with the terms of the Planning Permission.
- 4.1.3 not to permit or allow activities on the Offsite Skylark Mitigation Land during the lifetime of the Development that may prevent the Skylark Mitigation Purpose from being and continuing to be achieved following the implementation of the Skylark Mitigation Strategy without the express prior written consent of the Council;
- 4.1.4 that following the implementation of the Skylark Mitigation Strategy, it shall not do or permit to be done anything that would prevent ongoing compliance with the Skylark Mitigation Strategy in accordance with the terms of this Deed;
- 4.1.5 to implement the requirements of any Skylark Monitoring Report approved from time to time pursuant to Part 4 of Schedule 1 of this Deed on the Offsite Skylark Mitigation Land; and
- 4.1.6 to comply with the Skylark Monitoring Report most recently approved by the Council pursuant to Part 4 of Schedule 1 of this Deed in so far as it relates to the Offsite Skylark Mitigation Land.
- 4.2 The Third Owner hereby acknowledges that the Offsite Skylark Mitigation Land shall be subject to the obligations, restrictions and covenants set out in this Deed, such obligations being planning obligations for the purposes of section 106 of the 1990 Act.

5 The First and Second Owners' Covenants

- 5.1 The First Owner and the Second Owner covenant with the Council:
- 5.1.1 to implement the Skylark Mitigation Strategy approved from time to time pursuant to Part 2 of Schedule 1 of this Deed on the Onsite Skylark Mitigation Land including the provision of any Skylark Mitigation Works thereon insofar as it relates to the Site;
 - 5.1.2 to comply with the Skylark Mitigation Strategy insofar as it relates to the Site until the date that the Development is decommissioned in accordance with the terms of the Planning Permission;
 - 5.1.3 not to permit or allow activities on the Site during the lifetime of the Development that may prevent the Skylark Mitigation Purpose from being and continuing to be achieved following the implementation of the Skylark Mitigation Strategy without the express prior written consent of the Council;
 - 5.1.4 that following the implementation of the Skylark Mitigation Strategy, they shall not do or permit to be done anything that would prevent ongoing compliance with the Skylark Mitigation Strategy in accordance with the terms of this Deed;
 - 5.1.5 to implement the requirements of any Skylark Monitoring Report approved from time to time pursuant to Part 4 of Schedule 1 of this Deed on the Site; and
 - 5.1.6 to comply with the Skylark Monitoring Report most recently approved by the Council pursuant to Part 4 of Schedule 1 of this Deed in so far as it relates to the Onsite Skylark Mitigation Land.
- 5.2 The First Owner and the Second Owner hereby acknowledge that the Site shall be subject to the obligations, restrictions and covenants set out in this Deed, such obligations being planning obligations for the purposes of section 106 of the 1990 Act.

6 The Owners' and Developers' Covenants

The Owners and the Developers covenant with the Council and each other in the terms set out in Schedule 1 of this Deed.

7 Miscellaneous

- 7.1 The Developers shall pay to the Council the Council's reasonable and proper legal costs incurred in the negotiation of this Deed.
- 7.2 This Deed shall not be enforceable by any person not a party to it other than the Council pursuant to the Contract (Rights of Third Parties) Act 1999.
- 7.3 If any clause or clauses of this Deed are found (for whatever reason) to be invalid illegal or unenforceable, such invalidity illegality or unenforceability shall not affect the validity or enforceability of the remaining provision of this Deed.
- 7.4 Where this Deed requires that a Skylark Mitigation Works Notice, Notice of Approval, Notice of Commencement, Notice of Subsequent Approval, Offsite Skylark Mitigation Works Completion Notice or Onsite Skylark Mitigation Works Completion Notice is to be given to the Council and/or the Third Owner (as applicable), such notice:
- 7.4.1 must be:

- (a) sent by means of the special delivery service; and
- (b) in the case of a proprietor for the time being of any legal estate (whether freehold or leasehold) registered at HM Land Registry in respect of the Offsite Skylark Mitigation Land, addressed to "the Owner" at the relevant address for service recorded for that proprietor at HM Land Registry or such other address for service as may be notified in substitution thereof by that proprietor (or by a solicitor or notary public acting on his behalf) to the Owners, the Developers and the Council from time to time;

7.4.2 may be given by the First Developer, the Second Developer, the Council or any other person.

8 Waiver

8.1 No waiver (whether expressed or implied) by the Council of any breach or default in performing or observing any of the covenants, terms or conditions of this Deed shall constitute a continuing waiver and no such waiver shall prevent the Council from enforcing any of the relevant terms or conditions or for acting upon any subsequent breach or default.

8.2 No waiver (whether expressed or implied) by the Third Owner of any breach or default by the First Owner, the Second Owner or the Developers in performing or observing any of the covenants made by them with the Third Owner in this Deed shall constitute a continuing waiver and no such waiver shall prevent the Third Owner from enforcing any of the relevant covenants against the First Owner, the Second Owner or the Developers or for acting upon any subsequent breach or default.

9 Value added tax

9.1 Each amount stated to be payable under or pursuant to this Deed is exclusive of VAT (if any).

9.2 If any VAT is at any time chargeable on any supply made by the Council, the party making the payment shall pay the other an amount equal to that VAT as additional consideration on receipt of a valid VAT invoice.

10 Mortgagee's consent

The Mortgagee hereby consents to:

10.1 the Third Owner entering into this Deed; and

10.2 the Mortgagee's interest in the Offsite Skylark Mitigation Land being bound by the terms of this Deed providing it shall have no liability for the obligations set out herein unless and until it becomes a mortgagee in possession of the Offsite Skylark Mitigation Land.

11 Governing law

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

IN WITNESS of which the parties have executed but not delivered this Deed until the date first shown above.

the First Owner:

Executed as a deed by)
Davill Solar Limited acting by a Director)
)
)

Director Name: (Capitals)

Director Signature:)

In the presence of: [Witness details]:)
)

Witness Name (Capitals):)
Witness Address:)
)
)
)

The Second Owner:

Executed as a deed by)
John A Wells Limited acting by a Director)
)
)

Director Name: (Capitals)

Director Signature:)

In the presence of: [Witness details]:)
)

Witness Name (Capitals):)
Witness Address:)
)
)
)

The Third Owner:

Executed as a deed by)
Timothy Frank Kirk)
)
)

Name:) TIMOTHY FRANK KIRK

Signature:)

In the presence of: [Witness details]:)
)

Witness Name (Capitals):)
Witness Address:)
)
)
)

The First Developer:

Executed as a deed by)
Exagen Old Wood Limited acting by a)
Director)
)

Director Name: (Capitals)

Director Signature:)

In the presence of: [Witness details]:)
)

Witness Name (Capitals):)
Witness Address:)
)
)
)

The Second Developer:

Executed as a deed by)
Exagen Wymeswold Ltd acting by a)
Director)
)

Director Name: (Capitals)) **EMILY GRACE WHITE**

Director Signature:)

In the presence of: [Witness details]:)
)

Witness Name (Capitals):)
Witness Address:)
)
)
)

The Mortgagee:

Executed as a deed by)
HSBC UK Bank Plc acting by a Director)
)
)

Director Name: (Capitals))

Director Signature:)

In the presence of: [Witness details]:)
)

Witness Name (Capitals):)
Witness Address:)
)
)
)

Director/Secretary Signature:)

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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