

Dated:

22nd December

2021

MICHAEL ANTHONY ORSULIK

and

FOREMAN HOMES LIMITED

to

FAREHAM BOROUGH COUNCIL

and

HAMPSHIRE COUNTY COUNCIL

UNILATERAL UNDERTAKING

pursuant to Section 106 of the Town and Country
Planning Act 1990 and other powers relating to
development of land at east of Posbrook Lane
Titchfield Fareham Hampshire PO14 4EZ

**Southampton & Fareham Legal Services Partnership
Southampton City Council
Civic Offices
Southampton
SO14 7LY**

Ref: ENV-041056

WE HEREBY CERTIFY THIS IS A TRUE COPY
OF THE ORIGINAL
SIGNED *[Signature]* DATED *23/12/2021*
MOORE BARLOW LLP
GATEWAY HOUSE, TOLLGATE
CHANDLER'S FORD, EASTLEIGH, SO53 3TG

THIS DEED is made on

2021

GIVEN BY:

- (1) **MICHAEL ANTHONY ORSULIK** of 65 Locks Heath Park Road, Locks Heath, Southampton SO31 6NA ("the Owner")
- (2) **FOREMAN HOMES LIMITED** (Co. Reg. No. 03313213) whose registered office is at Unit 1 Station Industrial Park, Duncan Road Park Gate, Southampton, Hampshire, SO31 1BX ("the Appellant")

TO:

- (3) **FAREHAM BOROUGH COUNCIL** of Civic Offices, Civic Way, Fareham PO16 7AZ ("the Borough Council")
- (4) **HAMPSHIRE COUNTY COUNCIL** of The Castle, Winchester, Hampshire SO23 8UJ ("the County Council")

RECITALS

- A The Borough Council and the County Council are the local planning authorities for the purposes of the Act for the area in which the Land is situated.
- B The County Council is the local highway authority for the purposes of the 1980 Act and local education authority for the purposes of the Education Act 1996 for the area in which the Land is situated.
- C The Owner is the freehold owner of the Land.
- D The Appellant has the benefit of an option to purchase the Land from the Owner.
- E The Appellant submitted the Application to the Borough Council.
- F The Appellant has submitted the Appeal to the Secretary of State.
- G The Owner and the Appellant enter into this Deed to give the following obligations in the manner hereinafter appearing.
- H The Owner and Appellant undertake that the Development shall be carried out only in accordance with the Permission along with the rights and obligations set out in this Deed.

NOW THIS DEED WITNESSES AS FOLLOWS:

1 DEFINITIONS

- 1.1 In addition to the definitions set out below, a series of specific definitions are included in each of the Schedules to this Deed giving further defined terms and expressions to facilitate interpretation and unless stated to the contrary the specific definitions in the Schedules shall apply throughout this Deed where the relevant terms and expressions are used.
- 1.2 In this Deed the following expressions shall have the meanings indicated:

"1980 Act"	The Highways Act 1980
"Act"	The Town and Country Planning Act 1990 (as amended)

"Appeal"	The appeal submitted to the Secretary of State for refusal of the Application by the Borough Council registered under reference number APP/A1720/W/20/3254389
"Application"	The application for outline planning permission allocated reference number P/19/1193/OA for the erection of up to 57 dwellings, together with associated parking, landscaping and access from Posbrook Lane
"Application Site"	Means the land edged in red on the Application Site Plan
"Application Site Plan"	Means the plan attached at Appendix 4 marked Application Site Plan
"Borough Council's Legal Costs"	The Borough Council's legal costs in connection with the preparation and completion of this Deed
"Commence"	The carrying out of a "material operation" (as defined in section 56(4) of the Act) in connection with the Development save that for the purposes of this Deed and for no other purpose operations consisting of site clearance, demolition work, archaeological investigations, investigations for the purpose of assessing ground conditions, remedial work in respect of any contamination or other adverse ground conditions, diversion and laying of services, erection of any temporary means of enclosure, the temporary display of site notices or advertisements shall not be included (and "Commencement" and "Commenced" shall be construed accordingly)
"Completed"	Practically complete save for minor snagging items such that it is reasonably fit for Occupation (and "Complete" and "Completion" shall have the same meaning)
"Contributions"	Any one or number of the financial contributions required to be made pursuant to this Deed
"County Council's Legal Costs"	The County Council's legal costs in connection with the preparation and completion of this Deed
"County Council's Monitoring Fee"	The sum of ONE THOUSAND FIVE HUNDRED POUNDS (£1,500) payable by the Owner to the County Council as a contribution towards the County Council's costs in monitoring compliance with this Deed
"Decision Letter"	The letter issued by the Inspector determining the outcome of the Appeal
"Deed"	This unilateral undertaking made by deed
"Development"	The development of the Application Site in accordance with the Permission
"Enabling Powers"	Section 111 of the Local Government Act 1972 (as amended) Section 1 of the Localism Act 2011 and all other enabling powers which may be relevant for the purpose of giving validity to or facilitating the enforcement of the obligations created by this Deed
"Index Linked"	For the purposes of Schedule Two, means adjusted in accordance with the Inflationary Index by multiplying in each case the payment due by a fraction whose denominator shall be the last Inflationary Index monthly figure published before April 2016 and whose numerator shall be the last published Inflationary Index monthly

	<p>figure available before the date on which payment is due but which for the avoidance of doubt shall not fall below the original payment figure; and;</p> <p>For the purposes of Schedules Three and Six, means adjusted in accordance with the Inflationary Index by multiplying in each case the payment due by a fraction whose denominator shall be the last Inflationary Index monthly figure published before April 2021 and whose numerator shall be the last published Inflationary Index monthly figure available before the date on which payment is due but which for the avoidance of doubt shall not fall below the original payment figure; and;</p> <p>For the purposes of Schedule Four, means in respect of the Education Contribution the BCIS All-in Tender Price Index 322 as at 4th quarter 2018 or amendment/replacement thereof; and</p> <p>For the purposes of Schedule Five Resurfacing and Fencing Contribution means the "All Items" Index of Retail Prices published by the Office for National Statistics or amendment/replacement thereof; and</p> <p>For the purposes of any other payment or financial contribution due under this Deed, means adjusted in accordance with the Inflationary Index by multiplying in each case the payment due by a fraction whose denominator shall be the last Inflationary monthly figure published before the date of this Deed and whose numerator shall be the last published Inflationary Index monthly figure available before the date on which payment is due but which for the avoidance of doubt shall not fall below the original payment figure.</p>
"Inflationary Index"	The Retail Prices Index all items excluding mortgage interest payments (RPIX) issued by the Office for National Statistics during any period when no such index exists the index which replaces the same or is the nearest equivalent thereto as the Borough Council or County Council shall reasonably nominate taking into account any official reconciliation of changes in its basis of calculation
"Initiation"	the beginning of the Development by the carrying out of a material operation as defined in section 56(4) of the Act pursuant to the Permission (irrespective of non-compliance with any condition of the Permission) and the phrase "Initiate/d" shall be construed accordingly
"Inspector"	the Planning Inspector appointed by the Secretary of State to determine the Appeal
"Interest"	Interest at 4 per cent above the base lending rate of the Barclays Bank Plc (calculated on a daily basis from the date on which it fell due until the actual date of payment)
"the Land"	The land east of Posbrook Lane Titchfield Fareham Hampshire PO14 4EZ as shown edged red on the Land Ownership Plan and registered with title absolute at the Land Registry under Title Number HP652326
"Land Ownership Plan"	The plan attached at Appendix 4 and marked Land Ownership Plan
"Occupation"	Occupation for the purposes permitted by the Permission but not including occupation by personnel engaged in construction, fitting out or decoration or occupation for marketing or display or occupation in

	relation to security operations and "Occupy" and "Occupied" shall be construed accordingly
"Permission"	The planning permission subject to conditions to be granted pursuant to the Appeal
"Residential Units"	Individual units within the Development to be used for residential purposes (and for the avoidance of doubt this definition shall include Affordable Housing Units (as defined in Schedule One), houses and flats as appropriate)
"Reserved Matters Application"	a further planning application to obtain consent for those matters not included in the Permission which are subject to approval by the Borough Council
"Statutory Undertakers"	Organisations licensed by the government which include all utilities electricity, gas, water, telephone, cable telephone and television and other telecommunication companies
"Working Day(s)"	a day (other than a Saturday, Sunday or public holiday) when banks in England are open for business

2 INTERPRETATION

- 2.1 Where in this Deed reference is made to any clause, paragraph, schedule or recital such reference (unless the context otherwise requires) is a reference to a clause, paragraph, schedule or recital in this Deed.
- 2.2 Words of the masculine gender include the feminine and neuter genders and words denoting actual persons include companies, corporations and firms and all words shall be construed interchangeable in that manner.
- 2.3 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 severally unless there is an express provision otherwise.
- 2.4 Any reference to an Act of Parliament shall include any modification, extension or re-enactment of that Act for the time being in force and shall include all instruments, orders, plans regulations, permissions and directions for the time being made, issued or given under that Act or deriving validity from it.
- 2.5 References to any party to this Deed 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 Borough Council and the County Council the successors to their respective statutory functions.
- 2.6 References to "the parties" shall mean the parties to this Deed and reference to a "party" shall mean any one of the parties.
- 2.7 The headings are for reference only and shall not affect construction.
- 2.8 Words importing the singular meaning where the context so admits include the plural meaning and vice versa.

3 STATUTORY AUTHORITY

- 3.1 This Deed is made pursuant to Section 106 of the Act and the Enabling Powers.
- 3.2 The undertakings, covenants, restrictions and requirements imposed upon the Owner under this Deed create planning obligations pursuant to Section 106 of the Act and

subject to clause 3.3 and/or as otherwise provided in this Deed are enforceable by the Borough Council and County Council as local planning authorities against the Owner and any person deriving title in the Land or any part of it from the Owner.

3.3 The undertakings, covenants and obligations on the part of the Owner in this Deed shall not apply and shall not be enforceable by the Borough Council or the County Council if the person appointed to determine the Appeal states clearly in the Decision Letter granting the Permission that such obligations, or any of them, are unnecessary to mitigate the impact of the Development or otherwise fail to meet the statutory tests set out in Regulation 122 of the Community Infrastructure Levy Regulations 2010 PROVIDED THAT if any obligations are determined by the decision maker to be unnecessary or otherwise fail to meet the statutory tests it shall not affect the lawfulness of the balance of the covenants and obligations in this Deed which continue to be enforceable.

3.4 Insofar as any clause or clauses of this Deed are found (for whatever reason) to be invalid illegal or unenforceable then such invalidity illegality or unenforceability shall not affect the validity or enforceability of the remaining provisions of this Deed.

4 EFFECT OF THE DEED

4.1 This Deed shall take effect on the day and year first before written SAVE THAT the obligations contained in Schedules One to Five (inclusive) to this Deed shall take effect from the grant of Permission.

5 THE OWNER'S UNDERTAKINGS

5.1 The Owner undertakes to the Borough Council and the County Council that it will observe and perform the obligations on its part contained in Schedules One to Five (inclusive).

5.2 The Owner undertakes to the Borough Council that it will observe and perform the obligations on its part contained in Schedule Seven in the event that the Inspector determines unequivocally and appearing in clear terms in the Decision Letter that the provision of open space as set out in Schedule Seven is required.

6 RELEASE AND LAPSE

6.1 The Owner shall not be liable for a breach of any of its obligations under this Deed (save for antecedent breaches) after it shall have parted with all of its interests in the Land or the relevant part of it.

6.2 This Deed shall lapse and be of no further effect if:

6.2.1 the Permission shall lapse without having been Initiated; or

6.2.2 the Permission shall be varied or revoked other than with the consent of the Owner; or

6.2.3 the Permission is quashed following a successful legal challenge.

6.3 Nothing in this Deed shall prohibit or limit the right to develop any part of the Land in accordance with a planning permission (other than the Permission) granted (whether or not on appeal) after the date of this Deed.

6.4 This Deed shall not be enforceable against Statutory Undertakers who have an interest in or arising purely in connection with their apparatus or operational land situated within the Development.

6.5 This Deed shall not be enforceable against any owners or occupiers of an individual Residential Unit save in respect of any restriction on Occupation of such Residential Unit.

7 LOCAL LAND CHARGE

- 7.1 This Deed is a local land charge and is given on the basis that it shall be registered as such by the Borough Council.
- 7.2 Upon the full compliance with any terms of this Deed the Owner may request that the Borough Council procure that this is noted in the register of local land charges relating to it as soon as reasonably practicable

8 NO FETTER ON DISCRETION OR WAIVER

- 8.1 Nothing contained or implied in this Deed shall prejudice or affect the rights discretions powers duties and obligations of the Borough Council or the County Council under all statutes by-laws statutory instruments orders and regulations in the exercise of their functions as a local authority.
- 8.2 No waiver (whether expressed or implied) by the Borough Council or the County 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 Borough Council or the County Council from enforcing any of the relevant terms or conditions or from acting upon any subsequent breach or default.

9 WARRANTY AS TO TITLE

- 9.1 The Owner hereby warrants to the Borough Council and the County Council that no person other than the parties to this Deed has any interest in the Land for the purposes of section 106 of the Act.

10 SEVERABILITY

- 10.1 If any part of this Deed shall be declared unlawful or invalid by a court of competent jurisdiction then (to the extent possible) the remainder of this Deed shall continue in full force and effect.

11 THE COUNCIL'S COSTS

- 11.1 The Appellant undertakes to the Borough Council that it will on or before the date of this Deed pay the Borough Council's Legal Costs.
- 11.2 The Appellant undertakes to the County Council that it will on or before the date of this Deed pay the County Council's Legal Costs.
- 11.3 The Appellant undertakes to the County Council to pay in full to the County Council within ten (10) Working Days of the grant of the Permission the County Council's Monitoring Fee

12 CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999

- 12.1 Notwithstanding the provisions of the Contracts (Rights of Third Parties) Act 1999 no part of this Deed shall be enforceable by a third party who is not a party to the Deed and for the avoidance of doubt the terms of this Deed may be varied by Deed between the parties and the Borough Council and County Council without the consent of any such third party.

13 NOTIFICATION OF COMMENCEMENT/OCCUPATION

- 13.1 The Owner undertakes to the Borough Council and the County Council that it will:
- 13.1.1 Notify the Borough Council in writing of the date of the completion of the laying out of the Bird Conservation Area (as defined in Schedule Three of this Deed) within five Working Days of it occurring;

- 13.1.2 notify the Borough Council and the County Council in writing of the date of Initiation of the Development within five Working Days of it occurring;
- 13.1.3 notify the Borough Council and the County Council in writing of the date of Commencement of the Development within five Working Days of it occurring;
- 13.1.4 notify the Borough Council and the County Council in writing of the date of Occupation for the first time of any part of the Development within five Working Days of it occurring;
- 13.1.5 notify the County Council in writing of the date of Occupation for the first time of the twentieth (20th) Residential Unit on the Development within five Working Days of it occurring; and
- 13.1.6 notify the Borough Council in writing of the date of Occupation for the first time of the 30th Residential Unit within five Working Days of it occurring;
- 13.1.7 notify the Borough Council in writing of the date of Occupation for the first time of 60% of the Open Market Units (as defined in Schedule One) within five Working Days of it occurring;
- 13.1.8 notify the Borough Council in writing of the date of Occupation for the first time of 50% of the Residential Units within five Working Days of it occurring;
- 13.1.9 notify the Borough Council in writing of the date of Completion of the Development within five Working Days of it occurring; and
- 13.1.10 pay to the Borough Council upon written demand its reasonable and properly incurred legal fees incurred for additional monitoring caused by the Owner's non-compliance with clauses 13.1.1, 13.1.2, 13.1.3, 13.1.4 13.1.6, 13.1.7, 13.1.8 or 13.1.9.

14 NOTICES

- 14.1 Any notices required to be served by one party on another under this Deed shall be served by First Class prepaid post by hand or by email (in the case of the Borough Council) in the following manner:
 - 14.1.1 on the Borough Council at the address shown above or by email to devcontrol@fareham.gov.uk marked "for the attention of the Head of Development Management" and bearing the reference "P/19/1193/OA".
 - 14.1.2 on the County Council at the address shown above and marked with reference HLS-140266/CMR and for the attention of Highways Development Planning and/or for the Education Authority as appropriate (and for the avoidance of doubt it is acknowledged by the Owner that the County Council does not accept service of notice by email);
 - 14.1.3 on the Owner at the address as detailed above or as notified by the Owner in writing to the Borough Council and to the County Council; and
 - 14.1.4 on the Appellant at the address as detailed above or as notified by the Appellant in writing to the Borough Council and to the County Council.

15 INDEX LINKING

- 15.1 Each and every one of the Contributions which are to be paid under the terms of this Deed shall be Index Linked (unless otherwise specified in this Deed).

16 PAYMENT OF THE CONTRIBUTIONS

- 16.1 The Owner shall pay the Contributions to the Borough Council or the County Council (as the case may be) by either:
- 16.1.1 cheque made payable to the Borough Council or the County Council (as the case may be);
 - 16.1.2 by BACS or telegraphic transfer.
- 16.2 All payments shall state the Permission reference number P/19/1193/OA and the address to which this Deed relates.
- 16.3 Payment by cheque shall be sent to the Borough Council or the County Council (as the case may be) in accordance with the details set out in clause 14.1 identifying the obligation to which the payment relates.

17 INTEREST ON LATE PAYMENTS

- 17.1 Any amount due from the Owner under this Deed which is not paid by the due date shall be payable with Interest.

18 MORTGAGEE CLAUSE

- 18.1 Notwithstanding clause 3.2, no obligation in this Deed shall be binding on or enforceable against any other chargee or mortgagee from time to time who shall have the benefit of a charge or mortgage of or on any part of parts of the Land or any receiver appointed by such chargee or mortgagee or any person deriving title through such chargee, mortgage or receiver unless and until such chargee, mortgagee, receiver or person has entered into possession of the Land or part thereof to which such obligation relates.

19 NOTIFICATION OF SUCCESSORS IN TITLE

- 19.1 Save in the case of the disposal of an individual Residential Unit, the Owner covenants to the Borough Council and the County Council that it will give immediate written notice to the Borough Council and the County Council of any change of ownership of the Land if at such time the obligations contained within this Deed have not fully 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 Land or unit of occupation purchased by reference to a plan.

20 VAT

- 20.1 All consideration given in accordance with the terms of this Deed shall be exclusive of any value added tax properly payable.

21 DISPUTE RESOLUTION

- 21.1 Where it is provided in this Deed that a matter is to be approved (or another cognate expression is used) by the Borough Council or County Council (as the case may be) and such approval has been refused or given conditionally in accordance with the provisions of this Deed and the Owner wishes to dispute such refusal or conditions, then the Owner may:
- 21.1.1 first attempt to resolve that dispute or difference amicably by inviting the Borough Council or the County Council (as the case may be) to a meeting attended by at least one senior representative from each party;
 - 21.1.2 if the parties are unable to resolve the dispute amicably pursuant to clause 21.1.1, invite the Borough Council or the County Council (as the case may be) to agree that the dispute be referred for resolution in accordance with clause 21.2.

21.2 Any such dispute or difference to be referred for resolution pursuant to clause 21.1.2 shall be referred to an independent and suitable person holding appropriate professional qualifications, in light of the subject matter in dispute and such person shall act as an expert whose decision shall be final and binding on the parties in the absence of manifest error and any costs shall be payable by the parties to the dispute in such proportion as the expert shall determine and failing such determination shall be borne by the parties in equal shares.

21.3 Nothing in this clause 21 shall be taken to fetter the ability of the Borough Council or County Council (as the case may be) to carry out its statutory functions as local planning authority with power to enforce any breach of the obligations entered into by the Owner in this Deed or any other planning breach in respect of the Development.

22 APPELLANT'S CONSENT

22.1 The Appellant hereby consents to this Deed being entered into and to the obligations becoming binding on the Land notwithstanding any registration by or on behalf of the Appellant to protect its interest in the Land pursuant to the option referred to in Recital D.

23 JURISDICTION

23.1 This Deed is governed by and interpreted in accordance with the law of England and Wales and the parties submit to the exclusive jurisdiction of the courts of England and Wales.

24 DELIVERY

24.1 This Deed is for the purposes of the Regulatory Reform (Execution of Deeds and Documents) Order 2005 a deed and for the avoidance of doubt the Deed shall be deemed not delivered despite being executed by the parties until such time as it is dated.

SCHEDULE ONE

AFFORDABLE HOUSING OBLIGATIONS

DEFINITIONS

"Additional Affordable Housing Unit"	One optional Affordable Housing Unit which is additional to the number of Affordable Housing Units required to be provided by this Schedule but otherwise be treated as an Affordable Housing Unit
"Affordable Housing"	affordable housing as defined in the NPPF (Annex 2) or any subsequent amendment or modification or replacement of the NPPF or in any regulation statute or guidance issued and relating to affordable housing
"Affordable Housing Contribution"	<p>A contribution towards Affordable Housing to be calculated at the time payment is due as follows:</p> <p>Average local open market value (to be agreed between the Owner and the Borough Council): (a)</p> <p>Average local floorspace (used to inform (a)): (b)</p> <p>$(a) / (b) = \text{£/sqm (+ a 7.5% new build uplift)} = (z)$</p> <p>Average affordable housing floorspace: (c)</p> <p>Number of affordable units (or decimal equivalent): (y)</p> <p>$(c) \times (z) = s$</p> <p>$(s) \times (y) = d$</p> <p>$(d) \times 0.3 = \text{Affordable Housing Contribution}$</p> <p>(0.3 = representation of land value)</p> <p>to be put towards the provision of or regeneration of Affordable Housing in the Borough of Fareham</p>
"Affordable Housing Land"	those parts of the Development upon which the Owner is to construct or procure the construction of the Affordable Housing Units and including all curtilage thereto
"Affordable Housing Units"	forty percent (40%) of the total number of Residential Units to be constructed in accordance with the Permission and any approval pursuant to a Reserved Matters Application (together with associated car parking spaces to comply with the Borough Council's minimum parking standards for residential dwellings) and used for the purposes of Affordable Housing as an Affordable Rent Unit, a Social Rent Unit or an Intermediate Housing Unit (as the case may be) and "Affordable Housing Unit" shall be construed accordingly
"Affordable Rent"	the sum of the rent element and the Service Charge payable from the date of first occupation in respect of the relevant Affordable Rent Unit which shall not exceed the lower of eighty percent (80%) of the Market Rent or the Local Housing Allowance Levels
"Affordable Rent Unit"	those Affordable Housing Units let to applicants for Affordable Housing Units at Affordable Rent

"Chargee"	any mortgagee or chargee of the HARP or other party who has provided loan facilities to the HARP or any receiver or manager (including an administrative receiver) appointed pursuant to the Law of Property Act 1925 or otherwise or any other person appointed under any security documentation to enable such mortgagee or chargee to realise its security or any administrator (however appointed) including any housing administrator
"HARP"	a body whose function or aim is to provide and manage Affordable Housing (including Affordable Housing of the type and amount proposed within the Development) including a housing association or associations or housing company or companies or a trust or trusts registered as a registered social landlord (pursuant to the Housing Act 1996) with the HE and/or a non-profit registered provider of social housing pursuant to section 80 of the Housing and Regeneration Act 2008 and which has been approved in writing by the Borough Council
"HARP Transfer"	the transfer deed of the Affordable Housing Units to a HARP at the Transfer Price and incorporating the Transfer Requirements
"HE"	Homes England (or its successor in function from time to time)
"Intermediate Housing Units"	Those Affordable Housing Units to be offered by the HARP to applicants for Affordable Housing which meet the definition set out in paragraph (d) of the term Affordable Housing in Annex 2: Glossary of the NPPF (but not equity loans) or a subsequent or replacement tenure as may be agreed between the Borough Council and the Owner in writing and to be provided in accordance with the requirements of this Schedule One
"Local Housing Allowance"	the rental allowance rate for a property of the size and in the location of the relevant Affordable Rent Unit calculated by reference to the tables maintained by the Valuation Office Agency (or such equivalent means of calculation that may vary or replace it) as updated from time to time
"Market Rent"	<p>an assessment of the best rent reasonably obtainable for a letting of an interest in property on the date of valuation assuming:</p> <ul style="list-style-type: none"> (a) a willing landlord and a willing tenant; (b) an arm's length transaction; (c) that, prior to the date of valuation, there had been a reasonable period for the proper marketing of the interest, for the agreement of the rent and other letting terms, and for the completion of the letting; (d) that the lease terms are appropriate for a letting of the type and class of the subject property; (e) that both parties to the transaction had acted knowledgeably prudently and without compulsion, and (f) that the terms of this Deed are disregarded <p>and the Market Rent shall be approved by the Borough Council, such approval not to be unreasonably withheld or delayed</p>
"NPPF"	the National Planning Policy Framework document published July 2021 and any subsequent revision or replacement of it together with

	any technical guidance and policy documents or circulars issued thereunder
"Nominations Agreement"	a nominations agreement between the HARP and the Borough Council affording the Borough Council nomination rights in respect of the relevant Affordable Housing Unit
"Nominations Policy"	the Borough Council's allocations policy (or such other relevant policy as the Borough Council shall from time to time reasonably adopt)
"Open Market Units"	the Residential Units which are general market housing for sale on the open market and which are not Affordable Housing Units
"Open Market Value"	the open market value of the Affordable Housing Units with the benefit of the Permission but disregarding the fact that the Affordable Housing Units are constructed or are to be constructed for Affordable Housing purposes and, assuming that there are no Affordable Housing restrictions thereon and further assuming that all the said units are private and available for sale on the open market and having regard to all other relevant circumstances and the Open Market Value shall be approved by the Borough Council
"Protected Tenant"	any tenant who: <ul style="list-style-type: none"> (a) has exercised the right to acquire pursuant to the Housing Act 1996 or any statutory provision for the time being in force (or any equivalent contractual right) in respect of a particular Affordable Housing Unit or (b) has exercised any statutory right to buy (or equivalent contractual right) in respect of a particular Affordable Housing Unit or (c) has been granted a shared ownership lease by a HARP (or similar arrangement where a share of the Affordable Housing Unit is owned by the HARP) in respect of a particular Affordable Housing Unit and the tenant has subsequently purchased from the HARP all the remaining shares so that the tenant owns the entire Affordable Housing Unit that is subject to the shared ownership lease
"Register"	the Borough Council's LetSelect Register or such other register of Applicants as the Borough Council shall from time to time reasonably adopt
"Service Charge"	the amount payable by the occupant of any Affordable Housing Unit for all communal services repairs maintenance improvements insurance of the building and curtilage plus estate management costs and ground rent to the extent that the costs have been reasonably incurred and remain at a reasonable level that will remain affordable for occupants
"Social Rent"	A rent set in accordance with the Government's rent policy for social rent
"Social Rent Unit"	those Affordable Housing Units let to applicants for Affordable Housing Units at a Social Rent
"Staircasing"	in connection with the Affordable Housing Units the acquisition after the date of the initial purchase by the occupier of additional tranches

	of equity within the said unit and references to "Staircase" or "Staircased" shall be construed accordingly
"Transfer Price"	<p>A consideration that allows the HARP:</p> <p>(a) to provide the Affordable Rent Units at an Affordable Rent in accordance with paragraph 4 of this Schedule One,</p> <p>(b) to provide the Social Rent Units at a Social Rent in accordance with paragraph 5 of this Schedule One,</p> <p>(c) to provide any Intermediate Housing Units which are shared ownership or shared equity units at an initial tranche of equity share transferred to a tenant of between 10% and 75% and place a limit on the rental element of shared ownership or shared equity units up to a maximum annual rent equivalent to 2.75% of the equity retained by the HARP (excluding reasonable Service Charges) and that ensure that the Affordable Housing Units shall remain affordable to occupiers when taking into account all mortgage costs rent and Service Charges in respect of the Affordable Housing Units.</p>
"Transfer Requirements"	The requirements of paragraph 2.2 of this Schedule One

OBLIGATIONS

The Owner undertakes to the Borough Council as follows:-

1 Amount, tenure type, size and location of Affordable Housing

- 1.1 to construct or procure the construction of the Affordable Housing Units on the Land in accordance with paragraphs 1.2, 1.3, 1.4 and 1.5 of this Schedule.
- 1.2 The Affordable Housing Units shall consist of:
- 1.2.1 65% (sixty five percent) Affordable Rent Units and Social Rent Units;
- 1.2.2 35% (thirty five percent) Intermediate Housing Units.
- 1.3 The Affordable Housing Units shall comprise the following mix of sizes (for the avoidance of doubt, where the number of Affordable Housing Units calculated as a percentage in this paragraph 1.3 is not a whole number, then the number shall be rounded up or down to the nearest whole number of units, on the basis that if the part number produced is 0.5 or higher it is rounded up and in all other cases it is rounded down):

Type of Accommodation	% of Total Number of Affordable Housing Units according to tenure
<u>Affordable/Social Rent Units</u>	

1 bed dwelling (flat or house)	27%
2 bed dwelling (flat or house)	20%
3 bed house	40%
4 bed house	13%
<u>Intermediate Housing Units</u>	
1 bed dwelling (flat or house)	20-25%
2 bed dwelling (flat or house)	45-55%
3 bed house	25-35%
4 bed house	0-5%

- 1.4 The Affordable Housing Units shall be seamlessly integrated and distributed throughout the Development in not more than clusters of twelve unless otherwise agreed in writing by the Borough Council.
- 1.5 The exact location of the Affordable Housing Units shall be agreed in writing with the Borough Council prior to Commencement of the Development and the Owner shall not Commence the Development until the specific size, tenure and location of each Affordable Housing Unit has been agreed in writing with the Borough Council.

2. Delivery of Affordable Housing

- 2.1. Not to Occupy nor permit the Occupation of more than 60% (sixty percent) of the Open Market Units until:

2.1.1 100% of the Affordable Housing Units have been constructed; and

2.1.2 the unencumbered freehold of the Affordable Housing Land has been transferred to the HARP with full title guarantee for not more than the Transfer Price subject to the rights covenants and Staircasing provisions contained in this Schedule One and ready for immediate Occupation.

- 2.2. Each HARP Transfer shall include:

2.2.1 a grant of full and free rights of access both pedestrian and vehicular from the public highway or roads intended to become public highway to the Affordable Housing Units;

2.2.2 a grant of full and free rights to the passage of Services through Service Media on the Development up to and abutting the boundary to the Affordable Housing Land all such services to be connected to the mains; and

2.2.3 as far as reasonably possible the benefit of the same rights covenants obligations and other provisions as shall apply to the Open Market Units.

3. Intermediate Housing Units

- 3.1. Not to use the Intermediate Housing Units for any purpose other than for the provision of Intermediate Housing Units.
- 3.2. The Intermediate Housing Units shall be sold or leased on initial sales or letting of between 25% and 75% of the Open Market Value.
- 3.3. The initial rent payable in respect of an Intermediate Housing Unit shall not exceed 2.75% of the capital value of the unacquired percentage at the point of initial sale.

4. Affordable Rent Units

- 4.1. Not to use the Affordable Rent Units for any other purpose other than for the provision of Affordable Rent Units.
- 4.2. Not to let or otherwise permit the letting of any Affordable Rent Unit to any person other than in accordance with the following:
 - 4.2.1 at an Affordable Rent in respect of each Affordable Rent Unit
 - 4.2.2 that the rent at each re-letting is calculated prior to the grant of any new tenancy to ensure that it is an Affordable Rent.
- 4.3. Not to dispose of or let the Affordable Rent Units otherwise than in accordance with the Nominations Agreement and the Borough Council's Nominations Policy to persons or households on the Register unless otherwise agreed in writing by the Borough Council.

5. Social Rent Units

- 5.1. Not to use the Social Rent Units for any purpose other than for the provision of Social Rent Units.
- 5.2. Not to let or otherwise permit the letting of any Social Rent Unit to any person other than in accordance with the following:
 - 5.2.1 at a Social Rent in respect of each Social Rent Unit
 - 5.2.2 that the rent at each re-letting is calculated prior to the grant of any new tenancy to ensure that it is a Social Rent.
- 5.3. Not to dispose of or let the Social Rent Units otherwise than in accordance with the Nominations Agreement and the Borough Council's Nominations Policy to persons or households on the Register unless otherwise agreed in writing by the Borough Council.

6. Staircasing

The HARP shall apply any net capital receipt received as a result of any Staircasing or other staged purchase by a tenant of an Affordable Housing Unit to provide Affordable Housing in the Borough of Fareham (less reasonable costs incurred by the HARP as approved by the Borough Council).

7. Release of affordable housing provisions

- 7.1. The restrictions set out in this Schedule One shall not apply to the following:
 - 7.1.1 any individual occupier owner or tenant of an individual Open Market Unit or their successors in title or their mortgagee or chargee and respective successors in title

- 7.1.2 any Protected Tenant or any successor in title to a Protected Tenant
- 7.1.3 any mortgagee or chargee of a Protected Tenant or other party who has provided loan facilities to the Protected Tenant or any receiver or manager (including an administrative receiver) appointed pursuant to the Law of Property Act 1925 or otherwise
- 7.1.4 any purchaser from any of the parties named in paragraphs 7.1.1 and 7.1.2 above of an individual Affordable Housing Unit;
- 7.1.5 a Chargee who seeks to dispose of the whole or any part of the Affordable Housing Land where there has been a default by the HARP of the terms of such mortgage or financial charge PROVIDED THAT the Chargee shall prior to seeking to dispose of any of the Affordable Housing Units pursuant to any default under the terms of its mortgage or charge shall give not less than 1 (one) month's prior written notice to the Borough Council of its intention to dispose and:
 - 7.1.5.1. in the event that the Borough Council responds within 1 (one) month from receipt of the notice referred to above indicating that arrangement for the transfer of the Affordable Housing Units can be made in such a way as to safeguard them as Affordable Housing then the Chargee shall co-operate with such arrangements and use its reasonable endeavours to secure such transfer
 - 7.1.5.2. if the Borough Council does not serve its response to the notice referred to above within 1 (one) month of receipt of the said notice then the Chargee shall be entitled to dispose free of the restrictions set out in this Schedule One which shall from time of completion of the disposal permanently cease to apply
 - 7.1.5.3. if the Borough Council cannot within 2 (two) months of the date of service of its response under paragraph (a) above complete such a transfer then provided that the Chargee shall have complied with its obligations under this paragraph 7.1.5 the Chargee shall be entitled to dispose free of the restrictions set out in this Schedule One which shall from the time of completion of the disposal permanently cease to apply

PROVIDED THAT at all times the rights and obligations in this paragraph 7.1.5 shall not require the Chargee to act contrary to its duties under the mortgage or charge **AND PROVIDED ALSO THAT** notwithstanding the other provisions of this paragraph 7.1.5 the Chargee shall not be required to dispose of the Affordable Housing Units (or any of them) for a consideration that is less than the amount due and outstanding to the Chargee under the terms of the relevant mortgage or charge including all accrued principal monies and interest and all costs and expenses incurred by the Chargee.

8. Affordable Housing Contribution

- 8.1. In the event that the number of Affordable Housing Units calculated as a percentage of the number of Residential Units is not a whole number, the Owner shall either:
 - 8.1.1 pay the Affordable Housing Contribution equivalent to the percentage above the nearest whole number in full to the Borough Council prior to Occupation of more than 50% of the Residential Units and shall not Occupy nor permit the Occupation of more than 50% of the Residential Units unless the Affordable Housing Contribution has been paid to the Borough Council; or

8.1.2 Provide the Additional Affordable Housing Unit.

- 8.2. For the avoidance of doubt, if the number of Affordable Housing Units calculated as a percentage of the number of Residential Units is a whole number, the requirements in paragraph 8.1 of this Schedule One will not apply.
- 8.3. For the avoidance of doubt, if the Additional Affordable Housing Unit is provided the Owner shall not be required to pay the Affordable Housing Contribution.

SCHEDULE TWO
LEAP OBLIGATIONS

DEFINITIONS

"LEAP"	a local equipped area of play of not less than 400 square metres in size to be provided on the LEAP Land
"LEAP Contribution"	the sum £70,000 (seventy thousand pounds) towards the provision by the Borough Council of the LEAP
"LEAP Land"	the part of the Land where the LEAP is to be located
"LEAP Maintenance Contribution"	the sum of £38,000 (thirty-eight thousand pounds) towards the maintenance by the Borough Council or the Management Company (as defined in Schedule Six) of the LEAP as the case may be
"LEAP Land Transfer"	a transfer of the LEAP Land in the form appended to this Deed at Appendix 3
"Management Company"	Shall have the same meaning as in Schedule Six of this Deed
"Scheme of Works"	<p>a scheme of works to include the means for the formation, laying out and provision of the LEAP Land, which must include:</p> <ul style="list-style-type: none"> • a scaled plan identifying the location of the LEAP Land; • specifications and building materials; • surfacing and boundary treatment; • street furniture, lighting and any other proposed structures or sculptures; • location and number of dog waste bins; • cycle and pedestrian paths; and • details of the play equipment for the LEAP (in the event that the LEAP is to be provided pursuant to paragraph 1.2.1)

OBLIGATIONS

The Owner undertakes to the Borough Council as follows:-

1 LEAP

- 1.1 Not to submit a Reserved Matters Application for any part of the Land which is proposed to include the LEAP Land unless it makes provision for such LEAP Land.
- 1.2 Not to Commence the Development unless the Scheme of Works has been submitted to and approved in writing by the Borough Council.
- 1.3 Not to Occupy or permit Occupation of more than forty percent (40%) of the Residential Units until:

- 1.3.1 The LEAP Land and the LEAP have been laid out, equipped and completed in accordance with the approved Scheme of Works and to the reasonable written satisfaction of the Borough Council; and
- 1.3.2 The Owner has (by executing and sending a LEAP Transfer to the Borough Council and releasing the same to the Borough Council for completion) offered to transfer the freehold interest of the LEAP Land to the Borough Council.
- or:
- 1.3.3 The Owner has (by executing and sending a LEAP Transfer to the Borough Council and releasing the same to the Borough Council for completion) offered to transfer the freehold interest of the LEAP Land to the Borough Council; and
- 1.3.4 paid to the Borough Council the LEAP Contribution in full prior to or on the transfer of the LEAP Land.
- 1.4 If the Borough Council does not execute and complete the LEAP Transfer within 56 days of receipt (such date to be calculated in accordance with section 196 of the Law of Property Act 1925) then the Owner shall (by executing and sending the LEAP Transfer to the Management Company and releasing the same to the Management Company) offer to transfer the freehold interest in the LEAP Land to the Management Company and shall not Occupy more than 40% of the Residential Units unless and until the LEAP has been laid out, equipped and completed in accordance with the approved Scheme of Works .
- 1.5 To pay the LEAP Maintenance Contribution to whichever of the Borough Council or Management Company has executed and completed the LEAP Transfer prior to the Occupation of more than forty percent (40%) of the Residential Units.
- 1.6 Not to Occupy or permit Occupation of more than forty percent (40%) of the Residential Units unless the LEAP Maintenance Contribution has been paid to whichever of the Borough Council or Management Company has executed and completed the LEAP Transfer.
- 1.7 For the avoidance of doubt, if the LEAP Land is not transferred to the Borough Council in accordance with the provisions of this Schedule Two or if the LEAP is provided pursuant to paragraph 1.3.1, the Owner shall not be required to pay the LEAP Contribution to the Borough Council.

SCHEDULE THREE

BIRD CONSERVATION AREA

"Bird Aware Solent"	a Partnership for South Hampshire project to mitigate the harmful impact of additional recreational activity on nesting/wading birds, within the Solent region, resulting from new residential development within the Solent region's three special protection areas
"Bird Aware Solent Contribution"	<p>a sum towards Bird Aware Solent such sum (in pounds sterling) to be calculated by reference to the number of Residential Units comprised in the Development as follows:</p> <ul style="list-style-type: none"> • £361 for each one-bedroom Residential Unit • £522 for each two-bedroom Residential Unit • £681 for each three-bedroom Residential Unit • £801 for each four-bedroom Residential Unit • £940 for each Residential Unit with five (5) bedrooms or more
"Bird Conservation Area"	the Bird Conservation Area as shown and described in the Technical Note
"Bird Conservation Area Scheme"	the measures detailed in the Technical Note or such other measures as may be agreed with the Borough Council in writing from time to time
"Bird Conservation Area Commuted Sum"	a sum not in excess of £718,645.66 (Seven Hundred and Eighteen Thousand Six Hundred and Forty Five pounds and Sixty Six pence) being an amount reasonably required for the future management and maintenance of the Bird Conservation Area as agreed with the transferee when making the Bird Conservation Area Transfer
"Bird Conservation Area Monitoring Fee"	<p>The sum of £11,812.50 (eleven thousand eight hundred and twelve pounds and 50 pence) to be paid to the Borough Council to meet the Borough Council's reasonable costs in reviewing and monitoring compliance with the Bird Conservation Area Scheme, such amount calculated on the following basis:</p> <ul style="list-style-type: none"> - One site visit upon completion of the laying out of the Bird Conservation Area (1 x visit); - One site visit every six months during the first two years following completion of laying out of the Bird Conservation Area (4 x visits); - One site visit per year during years 3-10 following completion of the laying out of the Bird Conservation Area (8 x visits); and - One site visit every five years thereafter until year 125 following completion of the laying out of the Bird Conservation Area (22 visits) <p>at £337.50 (three hundred and thirty seven pounds and fifty pence) per visit.</p>
"Bird Conservation Area Transfer"	the transfer of the Bird Conservation Area to the HIWWT or the RSPB or to any other suitable party agreed with the Borough Council

"Compliance Notice"	A notice detailing what measures should be undertaken to secure compliance with the Bird Conservation Area Scheme
"HIWWT"	the Hampshire & Isle of Wight Wildlife Trust, the charity registered in England and Wales under no. 201081, and whose address is Beechcroft House, Vicarage Ln, Curdridge, Southampton SO32 2DP
"Initiation Date"	The date upon which the Development is Initiated
"BCA Management Company"	a company incorporated for the purposes of managing and maintaining the Bird Conservation Area in accordance with the Bird Conservation Area Scheme or such other body as may be agreed with the Borough Council in writing to undertake the same purpose
"Offer"	an offer in writing for the transfer of the freehold interest in the Bird Conservation Area on the basis of the Transfer Requirements.
"Perpetuity"	125 years from the date on which the Bird Conservation Area has been laid out in accordance with the Bird Conservation Area Scheme OR the lifetime of the Development, whichever is the later.
"RSPB"	Royal Society for the Protection of Birds, the charity registered in England and Wales under no. 207076, and whose address is The Lodge, Potton Road, Sandy, SG19 2DL
"Technical Note"	The Winter Bird Mitigation Technical Tech given document number 784-B032535 by TetraTech appended to this deed as Appendix 2
"Transfer Requirements"	The terms upon which the transfer of the Bird Conservation Area shall be made, being the following: <ul style="list-style-type: none"> • purchase price of £1; • subject to any existing encumbrances save to the extent they are incompatible with the use of the Bird Conservation Area pursuant to this Deed; • the grant of sufficient rights over a designated route (which shall be capable of being varied by the transferor or its successors in title from time to time) to allow pedestrian and vehicular access from the public highway to the Bird Conservation Area for the purposes of implementing and thereafter complying with the Bird Conservation Area Scheme

OBLIGATION

The Owner undertakes to the Borough Council as follows:-

1 Bird Conservation Area Provision

- 1.1 Not to Initiate the Development (with the exception of any works required to be undertaken in order to provide and lay out the Bird Conservation Area) unless and until the Bird Conservation Area has been laid out in accordance with the relevant details in the Bird Conservation Area Scheme.
- 1.2 Following the Initiation Date to seek to dispose of the Bird Conservation Area to a suitable management body as follows:
 - 1.2.1 Within seven days of the Initiation Date the Owner shall send the Offer to the Hampshire and Isle of Wight Wildlife Trust.

1.2.2 If either:

- (a) the Offer is either rejected by the Hampshire and Isle of Wight Wildlife Trust or no response is received from the Hampshire and Isle of Wight Wildlife Trust within two months of the date of the Offer; or
- (b) (if the Offer is accepted by the Hampshire and Isle of Wight Wildlife Trust) despite the Owner using best endeavours the transfer of the Bird Conservation Area to the Hampshire and Isle of Wight Wildlife Trust pursuant to the Offer has not completed within six months of the date of the Offer

Then Owner may notify the Borough Council in writing of those circumstances and send the Offer to the RSPB

1.2.3 If either:

- (a) the Offer is either rejected by the RSPB or no response is received from the RSPB within 2 months of the date of the Offer; or
- (b) (if the Offer is accepted by the RSPB) despite the Owner using best endeavours the transfer of the Bird Conservation Area to the RSPB pursuant to the Offer has not completed within six months of the date of the Offer

Then the Owner may notify the Borough Council in writing of those circumstances and send the Offer to such third party as may be nominated in writing by the Borough Council (or at the Borough Council's election Natural England) ("the Third Party") to take the Bird Conservation Area within two months of the Borough Council receiving written notice from the Owner pursuant to this paragraph 1.2.3.

1.2.5 If either:

- (a) no written third party nomination by the Borough Council is received within that two month period by the Owner;
- (b) the Offer is either rejected by the Third Party or no response is received from the Third Party within two months of the date of the Offer; or
- (b) (if the Offer is accepted by the Third Party) despite the Owner using reasonable endeavours the transfer of the Bird Conservation Area to the Third Party pursuant to the Offer has not completed within 6 months of the date of the Offer

Then the Owner may notify the Borough Council in writing of those circumstances as shall as soon as practicable following such written notification transfer the freehold interest in the Bird Conservation Area to the BCA Management Company pursuant to the Transfer Requirements.

1.2.6 The Owner shall on the date of the completion of any transfer of the Bird Conservation Area pursuant to this clause 1.2 pay the Bird Conservation Area Commuted Sum to the transferee.

2 Bird Conservation Area Management Maintenance and Monitoring

2.1 To manage and maintain the Bird Conservation Area in accordance with the Bird Conservation Area Scheme in Perpetuity.

2.2 To pay to the Borough Council the Bird Conservation Area Monitoring Fee prior to the Initiation of Development (with the exception of any works required to be undertaken in order to provide and lay out the Bird Conservation Area).

- 2.3 Not to Initiate Development (with the exception of any works required to be undertaken in order to provide and lay out the Bird Conservation Area) unless and until the Bird Conservation Area Monitoring Fee has been paid to the Borough Council.
- 2.4 To allow the Borough Council reasonable access to monitor the Bird Conservation Area and to check whether or not it is being maintained in accordance with the Bird Conservation Area Scheme and in the event that the Bird Conservation Area is not managed in accordance with the Bird Conservation Area Scheme then the Borough Council shall be entitled to serve a Compliance Notice.
- 2.5 Upon receipt of a Compliance Notice pursuant to paragraph 2.4 to take such measures or carry out such works as are required by the Compliance Notice for the management and maintenance of the Bird Conservation Area.
- 2.6 In the event that a Compliance Notice is not complied with within 15 Working Days the Borough Council shall be entitled to enter on to the Bird Conservation Area and take such measures as are reasonably necessary to comply with the Compliance Notice and recover the costs of doing so from the Owner.

3 Bird Aware Solent

- 3.1 The Owner undertakes to the Borough Council not to Commence the Development unless the Bird Aware Solent Contribution has been paid to the Borough Council.
- 3.2 The Owner undertakes to the Borough Council to pay the Bird Aware Solent Contribution in full to the Borough Council prior to the Commencement of the Development.

SCHEDULE FOUR

EDUCATION

DEFINITIONS

"Education Contribution"	The sum of £121,915 (Index Linked) towards additional infrastructure at Titchfield Primary School including the production of a school travel plan, additional sustainable travel infrastructure such as scooter/cycle storage and improvements to footpaths/cycleways in the vicinity of the school. The school travel plan contribution will be up to £20,000 within this overall sum and will be classified as revenue funding.
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OBLIGATIONS

The Owner undertakes to the County Council as follows:-

1. To pay half (50%) the Education Contribution in full to the County Council prior to the Occupation of the first Residential Unit.
2. Not to Occupy or cause or permit the Occupation of the first Residential Unit unless and until it has paid half (50%) of the Education Contribution to the County Council
3. To pay the balance (50%) of the Education Contribution to the County Council prior to occupation of fifty percent (50%) of the residential units
4. Not to Occupy or cause to permit Occupation of more than fifty percent (50%) of the Residential Units unless and until it has paid the balance (50%) of the Education Contribution to the County Council.

SCHEDULE FIVE

ON-SITE ROUTES AND RIGHTS OF WAY

DEFINITIONS

"Resurfacing and Fencing Contribution"	The sum of £183,500 Index Linked to be used for resurfacing 1.5km of Footpath 48 / 51, addition of dog fencing on Footpath 48, provision of 3 additional dog steps into the canal, additional stock fencing and for increased maintenance of fencing
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OBLIGATIONS

The Owner undertakes to the Borough Council and County Council as follows:-

1. **Resurfacing and Fencing Contribution**
 - 1.1 The Owner covenants to pay the Resurfacing and Fencing Contribution to the County Council before Occupation of the first (1st) Residential Unit.
 - 1.2 The Owner covenants not to Occupy nor permit Occupation any Residential Units unless and until it has paid the Resurfacing and Fencing Contribution to the County Council

SCHEDULE SIX

MANAGEMENT OF SITE AND MANAGEMENT COMPANY

DEFINITIONS

"Residential Development Area"	That part of the Land shown hatched in purple on the Land Use Plan that is not included within the curtilage of individual Residential Units or within the LEAP (in the event only that the LEAP is transferred to the Borough Council pursuant to Schedule Two);
"Land Use Plan"	The plan attached at Appendix 4 and marked Land Use Plan;
"Landscape Area"	That part of the Land shown hatched in green on the Land Use Plan (which for the avoidance of doubt shall include the Open Space if required pursuant to Schedule Seven);
"LEAP"	Shall have the same meaning as set out in Schedule Two;
"Management Company"	a company incorporated for the purposes of managing and maintaining the Landscape Area (including the Open Space if required) and the Residential Development Area through strict compliance with the Management Plan or such other body as may be agreed with the Borough Council in writing to undertake the same purpose;
"Management Plan":	<p>a written scheme submitted to the Borough Council which demonstrates the method by which the Landscape Area (including the Open Space if required) and the Residential Development Area will be transferred to a Management Company and thereafter maintained and financed so as to fulfil the following objectives:</p> <ul style="list-style-type: none"> a) to ensure that each lessee/owner of the Residential Units pays a reasonable service charge for the maintenance and management of the Landscape Area (including the Open Space if required) and the Residential Development Area; b) to ensure that sufficient funds are raised from time to time to ensure that the requirements of the Management Plan are fully funded and thereafter adhered to; and c) to provide a means by which the Borough Council may verify compliance with the Management Plan.
"Open Space"	Shall have the same meaning as set out in Schedule Seven;

OBLIGATIONS

The Owner undertakes to the Borough Council as follows:-

- 1. Management Plan and Management Company**
 - 1.1 Within three months of the Commencement of Development the Owner shall submit the Management Plan to the Borough Council.
 - 1.2 The Owner shall maintain the Residential Development Area (and the Landscape Area) in accordance with the Management Plan.

- 1.3 The Owner shall incorporate or procure the incorporation of the Management Company prior to the Occupation of any Residential Unit.

- 1.4 Those parts of the Landscape Area within the Application Site shall be laid out and thereafter maintained in accordance with details approved pursuant to the Planning Permission as grassland and planting areas and those parts of the Landscape Area falling outside of the Application Site shall be laid out and thereafter maintained in the same way as those parts of the Landscape Area falling within the Application Site.

SCHEDULE SEVEN
OPEN SPACE OBLIGATIONS

DEFINITIONS

"Minimum Requirement"	a size not less than that calculated in accordance with Table 1 at Appendix 1
"Open Space"	means an area of land with the Open Space Area to which the public will be permitted access of such area not less than the Minimum Requirement (which for the purposes of calculating the size shall not include the LEAP as defined in Schedule Two of this deed)
"Open Space Area"	Means the land edged in brown on the Open Space Plan
"Open Space Plan"	means the Plan attached at Appendix 4 and marked Open Space Plan

OBLIGATIONS

The Owner undertakes to the Borough Council as follows:-

1. Open Space

- 1.1 Not to Commence the Development unless and until the Owner has submitted a plan to the Council confirming where in the Open Space Area the Open Space shall be provided.
- 1.2 Not to Occupy nor permit the Occupation of more than forty percent (40%) of the Residential Units unless the Open Space has been made available for public access and use and the Owner shall thereafter keep the Open Space available for public access and use.

Appendix 1

Table 1	
Calculating Minimum Requirement based on units comprised in the Development	
Unit Size	Square metres per unit
1 Bed	20.70
2 Bed	29.40
3 Bed	38.70
4 Bed	46.35
5+ Bed	49.80
Studio	15.00
Elderly 1bed	15.00
Elderly 2 bed	18.00

APPENDIX 2

The Winter Bird Mitigation Technical Tech given document number 784-B032535 by TetraTech

Site:	Land East of Posbrook Lane, Titchfield
Client:	Foreman Homes
Job Number:	784-B032535
Survey Type(s):	Winter Bird Mitigation Technical Note
File Location:	\\ds-dc-vm-101\Data\Projects\784-B031549 Romsey Avenue, Portchester\60 Project Output

INTRODUCTION

Tetra Tech were commissioned by Foreman Homes to prepare a Winter Bird Mitigation Technical Note, covering the proposed creation of a Bird Conservation Area at Land East of Posbrook Lane, Titchfield. The purpose of the Bird Conservation Area is to provide compensation for the partial loss of a Primary Support Site (F48B) within the Solent Wader and Brent Goose strategy which has been used historically by a peak of 82 black-tailed godwit *Limosa limosa*.

The purpose of this Technical Note is to summarise the proposed Bird Conservation Area, design, capital works, management and maintenance. This supersedes previous iterations of the BCA set out in:

- BCA Outline Proposal (ecosupport, 2019);
- BCA Addendum (ecosupport, 2020); and
- Shadow HRA (CSA Environmental, 2020).

It is proposed and agreed that the long-term management of the BCA will be undertaken by Hampshire and Isle of Wight Wildlife Trust (HIWWT). This will be funded by a commuted sum to cover management and maintenance costs which will be secured by a Section 106 agreement. The commuted sum is not given in this Technical Note as it is under negotiation with HIWWT, however it will be set out in the final s106 agreement and will cover the actions discussed below.

The ownership and long-term management and monitoring of the BCA as shown in Figure 1, will be secured via legal agreement in perpetuity (defined as 125 years) or the lifetime of the associated developments (whichever is longer).

1.1 SITE LOCATION

The site is immediately east of Posbrook Lane, PO14 4JD (centred on OS grid reference SU537 051). The west of the site is bounded by Posbrook Lane, the north by residential houses, the east by horse pasture and the River Meon and the south by arable fields. The wider landscape is rural with the site lying to the south of Titchfield. The site is approximately 500m north of Titchfield Haven Site of Special Scientific Interest (SSSI) and National Nature Reserve (NNR). Titchfield Haven also forms part of the Solent and Southampton Water Special Protection Area (SPA) and Ramsar Site.

1.2 DEVELOPMENT PROPOSALS

The proposed development comprises up to 57 dwellings with associated access, infrastructure, drainage and open space.

BASELINE

The site comprises the northwest part of F48B, designated as a Primary Support Site under the Solent Wader and Brent Goose strategy. F48B is primarily designated due to a maximum historic count of 82 black-tailed godwit with 15 records. Winter bird surveys were conducted in 2015/16 and

2016/17 by ECOSA with the former recording no significant use but the latter recording a peak count of 31 black-tailed godwit.

MITIGATION DESIGN

The proposed Bird Conservation Area has undergone a series of design iterations, most recently by ecosupport (2019)¹. The Bird Conservation Area presented within this Technical Note supersedes previous versions but is broadly consistent with that presented in 2019, incorporating design comments raised by Natural England in early 2020. Only minor changes are proposed which have been discussed with Fareham Borough Council.

The proposed Bird Conservation Area will provide an open area of c. 6.5 ha achieving the following key design objectives.

Clear Site and Flight Lines

The site currently has a reasonably open aspect, limited only by mature trees present on the north, east and south boundaries. This will be maintained within the BCA design. Proposed boundary security measures comprise hedgerows and fencing and will not significantly reduce the open aspect of the site. The proposed open area measures c.6.5 ha providing a sufficiently large open area for wintering birds.

Human Disturbance

Proposed boundary security measures comprising fencing, hedgerows, ditches and signage will avoid disturbance of birds on site from new or existing residents.

Seasonal Wetlands

Large seasonal waterbodies are proposed as part of the BCA which will provide a suitable foraging habitat for wading birds.

Short Grassland

The site will continue to be managed to provide short-sward grassland habitats which are optimal for foraging geese. Proposed management includes grazing which will continue to promote a rich soil invertebrate biomass suitable for insectivorous species.

CAPITAL WORKS

Grassland

The site currently comprises short grassland suitable for supporting overwintering birds. No capital works are required to create suitable habitat through the majority of the Bird Conservation Area, however ongoing management will be necessary to maintain suitability.

Boundary

The boundary of the Bird Conservation Area will be secured by a stock-proof fence comprising:

- All fencing should be erected in accordance with BS 1722
- Livestock proof fence – Height 1.2m

¹ Ecosupport, (2019). Outline Proposal for BCA - Land East of Posbrook Lane, Titchfield.

- High tensile netting
- Topped by two strands of barbed wire (BS EN 10223-1)
- Intermediate posts - 1.8m at 5m centres
- Box section straining post assemblies (end and turning posts 2.3m by 10cm – 13cm) – at changes of direction or 100m spacing

This fencing will prevent access (including by dogs off-lead) and secure the site for grazing by either cattle or sheep.

A new hedgerow and ditch will be created along the south and west boundaries to further deter access to the Bird Conservation Area. The ditch will be c.500mm in depth and the hedgerow will comprise a minimum of 10 native species, although dominated by thorny species including blackthorn *Prunus spinosa* and hawthorn *Crataegus monogyna* to deter access.

Access

Access to the Bird Conservation Area will be for management and monitoring only. An existing access track lies along the southern boundary of the BCA. A single point of access will be provided at the south west corner of the BCA, accessible from this track. This will comprise a new farm gate which will be clearly identified as being for management purposes only with no unauthorised access. This will be a 2m tall mesh gate (approx. 12ft wide) to prevent easy access by climbing.

Scrapes

To improve the habitat suitability for wading birds (either qualifying species for the SPA or part of the qualifying assemblage) it is proposed that wader scrapes are created within the mitigation area. These will comprise the following:

- Two large scrapes totalling c. 7,352m².
- The two scrapes will be constructed using cut and fill to create level features, using embankments where necessary due to the sloping ground.
- Scrapes will have sloping sides down to a max depth of 0.6m and be of irregular shape and size
- Each scrape to be linked by a meandering ditch c. 1500mm wide and 500mm max depth at the centre.

Water supply for the scrapes will come from rainfall and surface water runoff, including runoff diverted from the roofs of the proposed development. The primary objective is to hold perched water during the winter, but it is anticipated that deeper areas will also hold water for part of the summer and provide an enhancement for breeding birds. Scrapes will be created using an excavator with arisings piled adjacent to the margins to improve water retention and provide bare ground areas suitable for invertebrates. Soil will be compacted during construction to create stable and impermeable banks and bases. Where necessary, i.e. if soils have high permeability, clay soils or a Bentomat Geosynthetic Clay Liner will be imported as a liner.

Signage

Signage will be installed at the maintenance access to the BCA clearly marking it as private land with no public access.

Stock Pen

To enable future grazing of the site, a suitable stock handling pen (constructed from galvanised steel hurdles) will be installed at the maintenance access to the Bird Conservation Area.

Pond

A single pond is proposed at the northeast corner of the Bird Conservation Area. This will be constructed to provide suitable breeding and foraging opportunities for amphibians and reptile species. Design will be reflective of recommended advice and design concept detailed within the 'Ponds for Amphibians & Reptiles' published by Freshwater Habitats Trust in association with Amphibian Reptile Conservation (ARC) and Amphibian Reptile Groups UK.

MANAGEMENT

The following management measures are proposed. The capital works described above are the responsibility of the Developer and are not included in the calculation of a commuted sum. The commuted sum will be confirmed within the s106 agreement following agreement with long-term management body (HIWWT).

Grassland

Grazing is the preferred method of managing the grassland. This will be through the use of a suitable conservation grazing herd at a maximum stocking density of 0.1LU/ha/yr.

There may be a requirement for supplementary management to make sure a suitable winter sward is achieved (60mm in October). Therefore, a combined approach will be used comprising:

- First cut – late August (following majority of breeding bird activity) with arisings removed;
- Aftermath grazing;
- Second cut – late September (if required to achieve winter sward height of 50-60mm).

If a market for hay taken from the site is identified, then herbicide treatment for hay to be usable will be acceptable. As necessary, harrowing and overseeding will be undertaken to maintain the quality of the grassland.

Scrapes

Scrapes will be managed to prevent dense vegetation from establishing in margins to comprise of strimming to ground level every two years in late September – early October.

Desilting will be undertaken as required using an excavator, taking place between April and September.

Fencing

It is proposed that capital works use long-lasting posts to minimise the requirement for replacement during the management period. However spot repairs and rewiring will be required as necessary during the management period. Fencing will be checked for damage or breaches during management visits, with immediate repairs undertaken.

The commuted sum will include a budget for full fence replacements if required during the management period.

Hedgerow

Hedgerows will be cut in early October (to avoid nesting birds) on a three-year rotation (each year to be one side or the top). During these works, scrub will be removed from the reptile receptor area in the north of the site.

Ditch

The ditch will be managed through periodic clearance in spring when it becomes too densely vegetated. This is estimated to be every five years. Arisings will be left on site.

Desilting will be undertaken as required using an excavator, taking place between April and September.

Pond

The pond will require occasional vegetation clearance to maintain suitable conditions. This is estimated to be every 2-5 years with up to 25% of marginal vegetation removed.

Desilting will be undertaken as required using an excavator, taking place between April and September.

Signage

It is unlikely that signage will require maintenance but an allowance is made for two replacements over the lifetime of the project.

Staffing

It is anticipated that staffing will be required to oversee the long-term management and monitoring. The frequency of visits and associated costs will be provided by HIWWT and included within the committed sum.

Additional staff activities will include any other actions required to maintain the integrity of the BCA (such as removal of windblown rubbish).

RESPONSIBILITIES

Pre-construction

All capital works associated with the construction of the BCA will be the responsibility of Foreman Homes. This will include any and all management until the BCA is transferred to the BCA Management Organisation (HIWWT). The transfer will occur prior to first occupation and upon the completion of an audit by the BCA Management Organisation to confirm the BCA is in a suitable condition for transfer (i.e. all capital works are complete and have been maintained).

Long-term Management

Long-term management and ownership will be the responsibility of the BCA Management Organisation (intended to be HIWWT who have agreed to taking on the BCA). The transfer of the BCA will be accompanied by a suitable commuted sum to cover on-going management and maintenance for the in-perpetuity period (125 years or the lifetime of the development).

Step in Rights

As proposed by Natural England, the s106 agreement will include a clause allowing Fareham Borough Council to take over ownership and management of the BCA in the event it is determined the BCA Management Organisation were not considered to be acting or managing the site appropriately, or for other reasons for which Fareham Borough Council considered it inappropriate for the managing organization to continue responsibility for the BCA.

Document Control			
Revision:	1	Status:	Issue
Date:	08/10/21		
Prepared by: John Simper MCIEEM	Checked by David West CEnv MCIEEM	Approved By: David West CEnv MCIEEM	
Revision:	2	Status:	Issue
Date:	08/11/21		
Prepared by: John Simper MCIEEM	Checked by David West CEnv MCIEEM	Approved By: David West CEnv MCIEEM	
Description of Revision: Removed costing to reflect ongoing discussion with HIWWT, amendments to design and management actions.			

FIGURE 1 – BIRD CONSERVATION AREA

GENERAL NOTES

- 1. The proposed development is shown in yellow on the aerial photograph.
- 2. The site is bounded to the north and east by the existing road network.
- 3. All dimensions are in metres unless otherwise stated.
- 4. The site is shown with its existing boundaries and any adjacent roads.
- 5. The site is shown with its existing boundaries and any adjacent roads.
- 6. The site is shown with its existing boundaries and any adjacent roads.
- 7. The site is shown with its existing boundaries and any adjacent roads.
- 8. The site is shown with its existing boundaries and any adjacent roads.
- 9. The site is shown with its existing boundaries and any adjacent roads.
- 10. The site is shown with its existing boundaries and any adjacent roads.

SCALE



Author/Drawn	16.09.2022
Checked/Reviewed	16.09.2022
Approved	16.09.2022
Date	16.09.2022

Posbrook Lane, Titchfield

Bird Conservation Area
Site Plan

Client	16.09.2022
Project	B
Location	16.09.2022
Scale	1:1000
Date	16.09.2022

HGP
ARCHITECTS



APPENDIX 3

Draft LEAP Transfer

IN WITNESS whereof the parties hereto have executed this Deed on the day and year first before written

EXECUTED AS A DEED by
MICHAEL ANTHONY ORSULIK,
In the presence of:

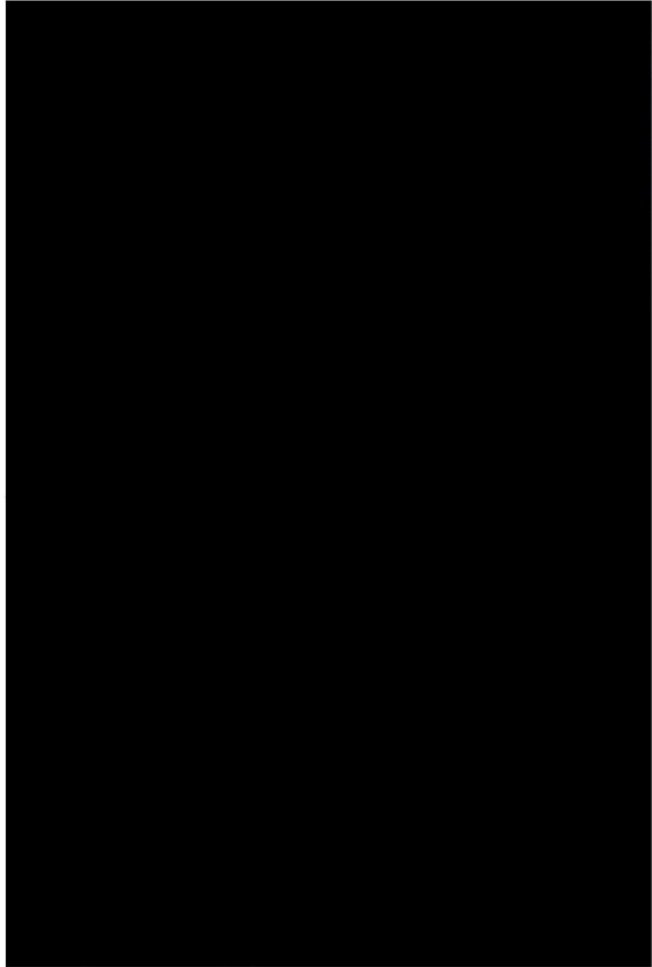
Witness Signature:
Witness Name:
Witness Address:

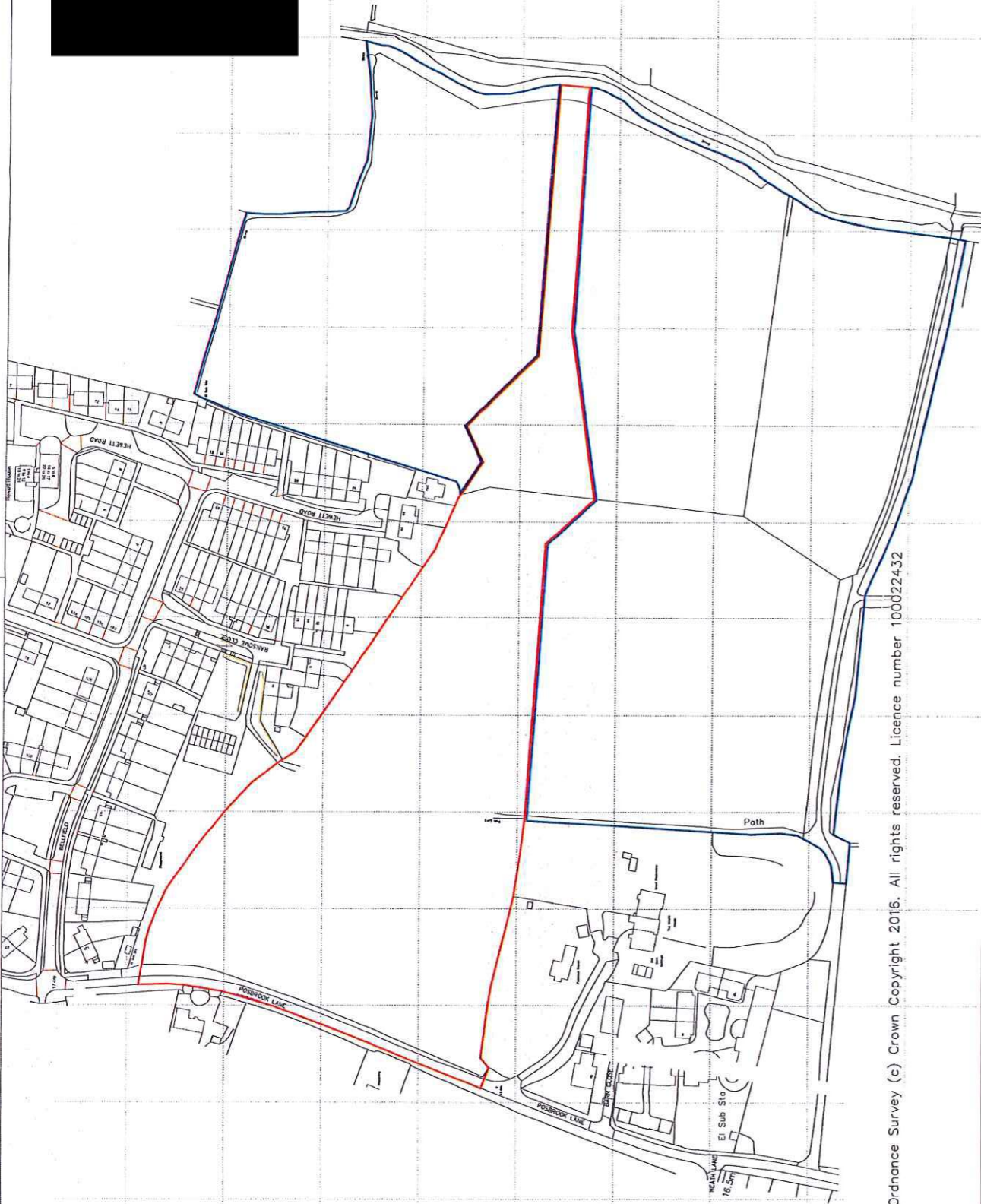
Witness Occupation:

EXECUTED AS A DEED by
FOREMAN HOMES LIMITED, acting by a director,
In the presence of:

Witness Signature:
Witness Name:
Witness Address:

Witness Occupation:



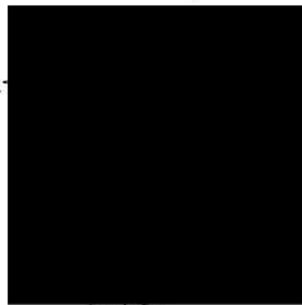


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<p>HGP ARCHITECTS 100022432 100022432 100022432</p>		<p>FOREMAN HOMES</p>	
<p>Pebbrook Lane, Thetford Location Plan</p>		<p>Scale: 1:1000 Date: 01/13 Sheet: 16.092.01</p>	
<p>100022432</p>		<p>100022432</p>	

NOTES
The Project is subject to the following conditions:
1. The Project is subject to the following conditions:
2. The Project is subject to the following conditions:
3. The Project is subject to the following conditions:
4. The Project is subject to the following conditions:
5. The Project is subject to the following conditions:
6. The Project is subject to the following conditions:
7. The Project is subject to the following conditions:
8. The Project is subject to the following conditions:
9. The Project is subject to the following conditions:
10. The Project is subject to the following conditions:

LEGAL DESCRIPTION
The Project is located in the following location:
1. The Project is located in the following location:
2. The Project is located in the following location:
3. The Project is located in the following location:
4. The Project is located in the following location:
5. The Project is located in the following location:
6. The Project is located in the following location:
7. The Project is located in the following location:
8. The Project is located in the following location:
9. The Project is located in the following location:
10. The Project is located in the following location:



Posbrook Lane, Titchfield

Land Ownership Plan

Planning

Drawn	Checked	Date

16.09.23

HGP
ARCHITECTS

FEDERAL LANE WICKHAM ROAD
FRESHFORD, POSE 7JH
T. 01253 822 221
E. info@hgparchitects.co.uk
11 WINDMILL LANE, WICKHAM



GENERAL NOTES:
 1. The proposed parks and amenity spaces are shown in red hatched areas.
 2. The locations of the proposed parks and amenity spaces are shown in red hatched areas.
 3. The proposed parks and amenity spaces are shown in red hatched areas.
 4. The proposed parks and amenity spaces are shown in red hatched areas.
 5. The proposed parks and amenity spaces are shown in red hatched areas.
 6. The proposed parks and amenity spaces are shown in red hatched areas.
 7. The proposed parks and amenity spaces are shown in red hatched areas.
 8. The proposed parks and amenity spaces are shown in red hatched areas.
 9. The proposed parks and amenity spaces are shown in red hatched areas.
 10. The proposed parks and amenity spaces are shown in red hatched areas.



Area within which parks and amenity spaces are to be provided (in accordance with the requirements set out in Appendix 1 to the Unilateral Undertaking)



FOREMAN HOMES
 PROJECT

Posbrook Lane, Titchfield

Indicative Parks and Amenity
 Open Space Plan

Planning

16.092.22

HGP
 ARCHITECTS

FORTHALL LANE, WINDHOLM ROAD
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 E: hgp@hgparchitects.co.uk
 W: www.hgparchitects.co.uk

HPF Architects Ltd
 101, High Street, Southampton
 SO9 4AA

GENERAL NOTES

- 1. The land shown on this plan is subject to the provisions of the Planning and Development Act 2007 and the Planning and Development Regulations 2007.
- 2. The land shown on this plan is subject to the provisions of the Planning and Development Act 2007 and the Planning and Development Regulations 2007.
- 3. The land shown on this plan is subject to the provisions of the Planning and Development Act 2007 and the Planning and Development Regulations 2007.
- 4. The land shown on this plan is subject to the provisions of the Planning and Development Act 2007 and the Planning and Development Regulations 2007.
- 5. The land shown on this plan is subject to the provisions of the Planning and Development Act 2007 and the Planning and Development Regulations 2007.
- 6. The land shown on this plan is subject to the provisions of the Planning and Development Act 2007 and the Planning and Development Regulations 2007.
- 7. The land shown on this plan is subject to the provisions of the Planning and Development Act 2007 and the Planning and Development Regulations 2007.
- 8. The land shown on this plan is subject to the provisions of the Planning and Development Act 2007 and the Planning and Development Regulations 2007.
- 9. The land shown on this plan is subject to the provisions of the Planning and Development Act 2007 and the Planning and Development Regulations 2007.
- 10. The land shown on this plan is subject to the provisions of the Planning and Development Act 2007 and the Planning and Development Regulations 2007.

LEGEND

1:1000
 0 10 20 30 40 50 60m



Legend

- Appeal Site
- BCA - No Public Access. Management arrangements subject to the approach set out in CDMA.6 and secured through the UU. Land to be offered to HIWWT, Rapp or other party.
- Residential Development Area - To include the proposed LEAP. As set out in the accompanying UU, the LEAP is to be transferred to Farnham Borough Council. The land is to be held by a residential Management Company.
- Landscape Areas - Landscaping, management to be approved at BM stage. Management to be secured through the Budget at CDMA.5. No public access except PROVIS. Management by Management Company, secured by UU.



1:1000
 0 10 20 30 40 50 60m

Project
 Postbrook Lane, Titchfield

Title
 Parameters Plan

Year
 Planning

Scale
 1:1000 A1

Author
 16.09.21

Client
 HGP
 AGENTS

Address
 FEDERAL LANE, WICKHAM ROAD
 FEDERAL HOUSE, PO18 7JH

Contact
 01256 333 333
 01256 333 334
 1 WINDMILL JUNCTION, COX LANE
 WINDMILL JUNCTION, COX LANE

Logo
 HGP AGENTS

Land Registry

Transfer of part of registered title(s)

TP1

1.1.

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Leave blank if not yet registered.

When application for registration is made these title number(s) should be entered in panel 2 of Form AP1.

Insert address, including postcode (if any), or other description of the property transferred. Any physical exclusions, such as mines and minerals, should be defined.

Place 'X' in the appropriate box and complete the statement.

For example 'edged red'.

For example 'edged and numbered 1 in blue'.

Any plan lodged must be signed by the transferor.

Give full name(s).

Complete as appropriate where the transferor is a company.

Give full name(s).

1	Title number(s) out of which the property is transferred: HP652326
2	Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:
3	Property: Land at Bellfield, Posbrook Lane, Fareham The property is identified <input type="checkbox"/> on the attached plan and shown: <input type="checkbox"/> on the title plan(s) of the above titles and shown:
4	Date:
5	Transferor: [] For UK incorporated companies/LLPs Registered number of company or limited liability partnership including any prefix: For overseas companies (a) Territory of incorporation: (b) Registered number in England and Wales including any prefix:
6	Transferee for entry in the register: []

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes apply, insert an appropriate memorandum in panel 12.

Place 'X' in any box that applies.

Add any modifications.

Where the transferee is more than one person, place 'X' in the appropriate box.

Complete as necessary.

Use this panel for:

	<p>For UK incorporated companies/LLPs Registered number of company or limited liability partnership including any prefix:</p> <p>For overseas companies (a) Territory of incorporation: (b) Registered number in England and Wales including any prefix:</p>
7	<p>Transferee's intended address(es) for service for entry in the register:</p> <p>[]</p>
8	<p>The transferor transfers the property to the transferee</p>
9	<p>Consideration</p> <p><input type="checkbox"/> The transferor has received from the transferee for the property the following sum (in words and figures):</p> <p><input checked="" type="checkbox"/> The transfer is not for money or anything that has a monetary value</p> <p><input type="checkbox"/> Insert other receipt as appropriate:</p>
10	<p>The transferor transfers with</p> <p><input checked="" type="checkbox"/> full title guarantee</p> <p><input type="checkbox"/> limited title guarantee</p>
11	<p>Declaration of trust. The transferee is more than one person and</p> <p><input type="checkbox"/> they are to hold the property on trust for themselves as joint tenants</p> <p><input type="checkbox"/> they are to hold the property on trust for themselves as tenants in common in equal shares</p> <p><input type="checkbox"/> they are to hold the property on trust:</p>
12	<p>Additional provisions</p>

- definitions of terms not defined above
- rights granted or reserved
- restrictive covenants
- other covenants
- agreements and declarations
- any required or permitted statements
- other agreed provisions.

The prescribed subheadings may be added to, amended, repositioned or omitted.

Any other land affected by rights granted or reserved or by restrictive covenants should be defined by reference to a plan.

Definitions

- 12.1 In this Transfer the following definitions and interpretation shall apply:
- 12.1.1 **Estate:** the freehold property at Bellfield, Posbrook Lane, Fareham being the remainder of the land (excluding the Property) within the ownership of the Transferor registered at the Land Registry under title number HP652326 as at the date of this Transfer.
- 12.1.2 **LPMPA 1994:** the Law of Property (Miscellaneous Provisions) Act 1994.
- 12.1.3 **Service Media:** all sewers, drains, watercourses, pipes, cables, wires and other channels or conduits designed for the passage of Services and all related chambers, tanks or other infrastructure.
- 12.1.4 **Services:** water, sewage, electric, gas, telephone, soil and other services or supplies.
- 12.1.5 **S106 Agreement:** a unilateral undertaking under section 106 of the Town and Country Planning Act 1990 relating to the Property and the Estate made by the Transferor in favour of Fareham Borough Council and Hampshire County Council and dated []
- 12.1.7 Words importing the masculine gender include the feminine and vice versa.
- 12.1.8 Words importing the singular include the plural and vice versa.
- 12.1.9 References to persons include bodies corporate and vice versa.
- 12.1.10 References to the Transferor shall include its successors in title to the Estate and the owners and occupiers of the Estate from time to time.

12.1.11 References to the Transferee shall include its successors in title to the Property and the owners and occupiers of the Property from time to time.

12.1.12 Reference to any right exercisable by the Transferor or by the Transferee whether or not in common with another party includes (where appropriate) the exercise of such right by all persons authorised by the Transferor or the Transferee (as appropriate) and all other persons having a like right.

12.1.13 Reference to any right of access or entry onto land for the purpose of carrying out works includes (where appropriate) access or entry by agents, employees and contractors with all necessary tools, plant, equipment and materials.

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

12.1 Rights granted for the benefit of the property
The Transferor grants for the benefit of the Property.

- (a) A right at all times in common with all others similarly entitled of entry onto the unbuilt upon parts of the Estate for the purposes of maintaining repairing and reinstating any structures boundary walls fences gutters and pipes on the Property such right only to be exercised on reasonable notice in writing being given (except in the case of emergencies) and subject to the minimum of inconvenience being caused and to all damage

thereby occasioned being made good forthwith or as soon as reasonably practicable or monetary payment being made for any damage not capable of being made good

- (b) A right at all times for the Transferee and its employees contractors and agents to have access to and egress from the Property with or without vehicles plant and machinery over any roadway laid upon the Estate for the purpose only of maintaining the Property as a local equipped area for play and for the general public a right of way on foot only over and along the said roadway for the purpose of access to and egress from the Property for the proper use of the same as a local equipped area for play until such time (if ever) as the roads and footways shall be adopted and become highways maintainable at the public expense

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

12.2 Rights reserved for the benefit of other land

Exceptions and Reservations

The Property is transferred subject to the following exceptions and reservations which are excepted and reserved for the benefit of each and every part of the Estate and for the statutory authorities and utility companies providing gas water electricity communications and other services to adjoining or neighbouring properties.

- (a) A right in common with all others similarly entitled to use and where necessary and expedient to install renew repair replace and/or remove such Service Media as may now or in the future serve the Estate but pass in on over or under the Property together with a right of entry

exercisable on reasonable notice in writing (except in the case of emergencies) onto the Property for the purposes of inspection renewal maintenance repair and reinstatement of the Service Media and for moving installing laying and connecting to the Service Media subject to the minimum of inconvenience being caused and to all damage occasioned thereby being made good forthwith or as soon as reasonably practicable or monetary payment being made for any damage not capable of being made good

- (b) A right in common with all others similarly entitled of entry onto the Property for the purposes of maintaining repairing and reinstating any structures boundary walls fences roofs gutters and pipes on the Estate but which pass in on over or under the Property such right only to be exercised on reasonable notice in writing being given (except in the case of emergencies) and subject to the minimum of inconvenience being caused and to all damage thereby occasioned being made good forthwith to the satisfaction of the Transferee or as soon as reasonably practicable or monetary payment being made for any damage not capable of being made good

Include covenant. words of

12.3 Restrictive covenants by the transferee

THE Transferee HEREBY COVENANTS with the Transferor for the benefit of the Estate and for the benefit of the land now or formerly comprised in the Title above mentioned not henceforth to use the local equipped area for play other than as a local equipped area for play.

Include covenant. words of

12.4 Restrictive covenants by the transferor

NONE

Insert here any required or permitted statements, certificates or applications and any agreed declarations and so on.

12.5 Other

Indemnity covenant by Transferee

WITH the object of affording to the Transferor a full and sufficient indemnity in respect of a breach of the covenants and stipulations referred to in the Property and Charges Registers of the title number set out in panel 1 of this Transfer (but not further or otherwise) the Transferee hereby covenants with the Transferor that the Transferee and its successors in title will indemnify and keep indemnified the Transferor and his/their respective estates from and against all claims actions demands and liability in respect of any non-observance or non-performance of the said covenants and stipulations insofar as the same are still subsisting and capable of taking effect and being enforced and affect the Property

The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.

13 Execution

WARNING

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

APPENDIX 4

Plans

- Application Site Plan
- Land Ownership Plan
- Open Space Plan
- Land Use Plan