Examining Authority’s Second Written Round of Questions and Requests for Information
Response from Thames Water

LB Lewisham - S106
Doc Ref: APP74.14
DATED [●]

LONDON BOROUGH OF LEWISHAM
as the Council

THAMES WATER UTILITIES LIMITED
as the Developer

AGREEMENT PURSUANT TO SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 AND SECTION 111 OF THE LOCAL GOVERNMENT ACT 1972

in relation to the development at Deptford Church Street and Earl Pumping Station
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DATED [●]

PARTIES

(1) THE LONDON BOROUGH OF LEWISHAM of Laurence House, Catford Road, SE6 4RU (the “Council”)

(2) THAMES WATER UTILITIES LIMITED, a company incorporated in England with registered number 02366661 whose registered office is at Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB (the “Developer”)

BACKGROUND

(A) The Council is the relevant planning authority for the purposes of section 106 of the 1990 Act for the area within which the Land is situated.

(B) The Developer has a freehold interest in land under Land Registry Title 66480200 (the “Existing TWUL Land”).

(C) The Developer will acquire an interest in the DCO Land under Article 34 of the DCO (the “DCO Land”).

(D) The Developer will acquire a freehold interest in the Future TWUL Land.

(E) The Developer submitted the Application to the Secretary of State on 28 February 2013 and the Application was accepted by the Secretary of State on 27 March 2013.

(F) The Developer has agreed that the Development shall be carried out only in accordance with the DCO and the rights and obligations set out in this Agreement.

(G) This Agreement is intended to be enforceable by the Council and subject to Clause 2 (Land Bound), Clause 4 (Conditionality) and Clause 13 (Release and Lapse) to be binding on the Developer, and on the Land, and the Developer’s Successors to that land.

(H) The Council is satisfied that the obligations in this Agreement are compliant with Regulation 122 of the CL Regulations 2010 and that they meet the following tests:-

(a) They are necessary to make the Development acceptable in planning terms; and

(b) They are directly related to the Development; and

(c) They are fairly and reasonably related in scale and kind to the Development.

OPERATIVE PROVISIONS

1 STATUTORY POWERS

1.1 This Agreement entered into by deed contains planning obligations that are development consent obligations for the purposes of section 106 of the 1990 Act and is entered into pursuant also to section 111 of the Local Government Act 1972 and section 1 of the Localism Act 2011 and all other powers so enabling.

1.2 It is acknowledged by the parties that the obligations contained within this Agreement are enforceable by the Council as local planning authority against:
1.2.1 The Developer in respect of its Qualifying Interest in the Land as bound under Clause 2 (Land Bound) of this Agreement; and

1.2.2 the Developer’s Successors to its Qualifying Interest in the Land as bound under Clause 2 (Land Bound) of this Agreement.

2 LAND BOUND

2.1 Subject to Clause 4 (Conditionality), Clause 13 (Release and Lapse) and Clause 7 (Legal Costs):

2.1.1 The planning obligations in Schedule 1 (Developer’s Covenants), and Schedule 3 (Public Realm Maintenance Plan) of this Agreement bind the Existing TWUL Land;

2.1.2 The planning obligations in Schedule 1, Part 1 (Employment and Skills) and Schedule 1, Part 6 (Deptford Church Street) bind the DCO Land;

2.1.3 The planning obligations in Schedule 1, Part 2 (Public Realm) and Schedule 1, Part 3 (Maintenance of Public Realm) and Schedule 3 (Public Realm Maintenance Plan) of this Agreement are intended to bind the Future TWUL Land.

2.1.4 In addition to the obligations set out in Clause 2.1.1, Clause 2.1.2 and Clause 2.1.3 the planning obligations in Schedule 1, Part 6 (Deptford Church Street) of this Agreement is intended to bind the DCO Land at Deptford Church Street.

Construction Phase

2.2 The Developer covenants with the Council not to Implement the Development unless and until the Developer enters into an agreement ("Construction Phase Confirmatory Deed") with the Council for the purposes of ensuring that the DCO Land (or such parts of the DCO Land as have been defined by the Developer will form part of the Land for the purposes of the Development) is bound by the planning obligations set out in Schedule 1, Part 1 (Employment and Skills), Schedule 1, Part 5 (Monitoring Officer) and Schedule 1, Part 6 (Deptford Church Street) until the Construction Phase Completion Date.

2.3 The Council agrees and acknowledges that it will enter into a further agreement anticipated by Clause 2.2 if and when requested to do so by the Developer.

Operation of the Development

2.4 The Developer shall notify the Council in writing of the intended Construction Phase Completion Date.

2.5 Where the Developer acquires part or all of the Permanent Acquisition Land the Developer covenants to the Council that on or prior to the Construction Phase Completion Date it will enter into an agreement ("Operational Confirmatory Deed") with the Council for the purposes of ensuring that the Future TWUL Land will form part of the Land for the purposes of this Agreement) is bound by the obligations set out in Schedule 1, Part 2 (Public Realm), Schedule 1, Part 3 (Maintenance of Public Realm) and Schedule 3 (Public Realm Maintenance Plan) of this Agreement.

2.6 The Council agrees and acknowledges that it will enter into a further agreement anticipated by Clause 2.5 if and when requested to do so by the Developer.
2.7 The Developer covenants to the Council that it shall not dispose of its Qualifying Interests in the DCO Land until it has entered into the Operational Confirmatory Deed in accordance with Clause 2.5 of this Agreement.

3 INTERPRETATION

3.1 In this Agreement unless the context otherwise requires the following terms (arranged in alphabetical order) shall have the following meanings:

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

“2008 Act” means the Planning Act 2008 (as amended);

“Alternative Outdoor Facilities Contribution” means the contribution of £[●] (Indexed) to be paid by the Developer to the Council towards alternative play space facilities and additional teaching resources for the Construction Phase of the Development at Deptford Church Street;

“Application” means the application for development consent made pursuant to the 2008 Act submitted by or on behalf of the Developer to the Secretary of State to which the Secretary of State has allocated reference number WW010001;

“Ancillary Works” means as defined in Part 2 of Schedule 1 of the draft DCO;

“Council” means the London Borough of Lewisham;

“Community Sports Contribution” means the contribution of £[●] (Indexed) to be paid by the Developer to the Council [to fund sport activity days for children living on estates in the vicinity of Deptford Church Street];

“Construction Phase” means the period from Implementation of the Development until the Construction Phase Completion Date;

“Construction Phase Confirmatory Deed” means a Deed substantially in the form of that set out at Appendix 2;

“Construction Phase Completion Date” means the date at which the Developer ceases to have a Qualifying Interest in the DCO Land subject to the requirements in Article 34 of the DCO;

“Contractor” means for the purposes of this Agreement the contractor or contractors appointed to carry out the works comprising the Development at the Development Sites located at Deptford Church Street and Earl Pumping Station;

“Controlled Parking Zones” means the Controlled Parking Zones within 400m of the LLAU of the Development Sites at Earl Pumping Station and Deptford Church Street to be provided at the Developer’s expense;

“CPZ Consultation Contribution” means the contribution of £[●] (Indexed) to be paid by the Developer to the Council to fund the carrying out of a consultation on proposals to introduce a controlled parking zone in the area within 400m of the LLAU at Earl Pumping Station and Deptford Church Street;

“CPZ Implementation Contribution” means the contribution of £[●] (Indexed) payable in respect of implementation of a controlled parking zone within 400m of the LLAU at Earl Pumping Station and Deptford Church Street to fund the design, infrastructure and implementation costs;
“Crossfield Amenity Green Contribution” means the contribution of [●] (Indexed) payable in respect of the period of time that Crossfield Amenity Green is unavailable due to the Development at Early Pumping Station and Deptford Church Street towards the maintenance costs associated with increased usage of the Sue Godfrey Nature Reserve;

“DCO” means the order granting development consent for the Development to be made under the 2008 Act pursuant to the Application;

“DCO Land” means the land shown hatched and edged in black on the Site and Construction Plan on the Land Ownership Plan and described in Schedule 4, Part 2 (DCO Land);

“Developer” means Thames Water Utilities Limited and any Successors and statutory assignees;

“Development” means the development and associated development described in Part 1 of Schedule 1 of the DCO and any other development authorised by the DCO which is development within the meaning of Section 32 of the Planning Act 2008;


“Development Sites” means each of the worksites at Acton Storm Tanks, Hammersmith Pumping Station, Barn Elms, Putney Embankment Foreshore, Dormay Street, King George’s Park, Carnwath Road Riverside, Falconbrook Pumping Station, Cremorne Wharf Depot, Chelsea Embankment Foreshore, Kirtling Street, Heathwall Pumping Station, Albert Embankment Foreshore, Victoria Embankment Foreshore, Blackfriars Bridge Foreshore, Shad Thames Pumping Station, Chambers Wharf, Earl Pumping Station, Deptford Church Street, Greenwich Pumping Station, King Edward Memorial Park Foreshore, Bekesbourne Street, Abbey Mills Pumping Station, and Beckton Sewage Treatment Plant;

“Earl Pumping Station Public Realm Contribution” means the (Indexed) contribution of [●] towards public realm improvements at Yeoman Street to include relaying and/or replacing any damaged cobblestone carriageway, new paved footways, tactile paving and tree planting;

“Examination Period Re-housing Contribution” means the (Indexed) contribution of £[●] towards the cost of re-housing pupils at St Josephs’ RC Primary School during examination periods until the Construction Phase Completion Date;

“Existing TWUL Land” means the land shown coloured hatched and edged in red on the Ownership Plans and described in Schedule 4, Part 1 (Existing TWUL Land);

“Future TWUL Land” means such part of the Permanent Acquisition Land as shown coloured shaded dark grey and edged in red on the Site and Operational Land Plan and described in Schedule 4, Part 3 (Future TWUL Land);

“GLA” means the Greater London Authority;

“Highways Improvement Contribution” means the contribution of £[●] towards improvements to be made to the north/south cycle route between Deptford Church
Street roundabout and Creek Road, improvements to the east-west pedestrian and cycle links through the Crossfield Estate and improvements to the Public Realm;

“Implementation” means commencement of development pursuant to the DCO by the carrying out of a “material operation” (as defined in section 56(4) of the 1990 Act) save that for the purposes of this Agreement the term shall not include works of demolition, surveys, site clearance and works of archaeological or ground investigation or remediation (and in this Agreement “Implement” and “Implemented” shall be construed accordingly);

[“Index” means:

(for RPI): in the case of the obligations in Schedule 1 (Developer’s Covenants) paragraphs [●] the Retail Prices Index (All Items Index) published by the Office of National Statistics;

(for BCIS): in the case of the obligations in Schedule 1 (Developer’s Covenants) paragraphs [●] the Building Cost Information Service National All-In Tender Price Index [multiplied by the regional factor for [●]];

(for CEPI): in the case of the obligations in Schedule 1 (Developer’s Covenants) paragraphs [●] the Civil Engineering Prices Formulae;

(for CRCI): in the case of the obligations in Schedule 1 (Developer’s Covenants) paragraphs [●] the Combined Resource Cost Index of Road Construction;

or during any period when no such indices exist the index which replaces it or is the nearest equivalent to it;]

“Landscaping Master Plan” means the written plan to be agreed between the Council and the Developer (and taking into account the views of the Landscaping Master Plan Steering Group) for the Landscaping Works relating to Coffey Street and Crossfield Street and landscaping proposals for reinstated public open space, and to include:

(a) A schedule for the timing and delivery method for the Landscaping Works (which may include agreement for certain works to be carried out in association with the landscaping works forming part of Work No [●]);

(b) Provision whereby the Developer may elect to carry out specified parts of the Landscaping Works on the Land;

“Landscaping Master Plan Contribution” means the contribution of £[●] (Indexed) to paid to the Council towards the production of the Landscaping Master Plan;

“Landscaping Master Plan Steering Group” means a panel to be established and chaired by the Council and comprising representatives of the Council, the Developer, and such interested stakeholders as are agreed between the Council and the Developer and whose purpose is to assist in the preparation and completion of the Landscaping Master Plan;

“Landscaping Works Contribution” means the sum of £[●] (Indexed) to be paid to the Council towards the Landscaping Works and paid in accordance with the provisions of the Landscaping Master Plan and subject to paragraph 2 (Open Space Linkage)
Prior to Implementation pay the Council the Open Space Linkage Contribution.

Landscaping Master Plan) of Schedule 1, Part 6 (*Deptford Church Street*);

"**Landscaping Works**" means the improvement landscaping works to areas of reinstated highway on Crossfield Street and Coffey Street set out in detail in the Landscaping Master Plan;

"**Local Labour Report**" means a written monitoring report (based on averages over the 6 months preceding the date of the report) to include the following:

(a) the percentage of those recruited, employed, engaged and/or hired under the Contractor’s construction package who are living within the Development Boroughs;

(b) the percentage of those recruited, employed, engaged and/or hired under the Contractor’s construction package and are working at a Main Tunnel Drive Site who are living within the Borough in which the Main Tunnel Drive Site is located;

(c) the percentage of those recruited, employed, engaged and/or hired under the Contractor’s construction package who are living within the Development Boroughs;

(d) the number of apprentices (of minimum 6-month duration) employed as part of the Contractor’s construction package (and a cumulative total of all apprentices who have been employed); and;

(e) any associated information to inform the relative numbers and percentages being reported to demonstrate that the Contractor (and its sub-contractors) are complying with its obligations for local employment and skills as required by the Developer;

(f) rates of staff turnover and conversion rates of apprentices into on-going employment by the Contractor;

(g) monitoring information in relation to the Contractor’s workforce (age/ethnicity/residence/disabilities/previous employment) save that employees would only be expected to provide such details on a voluntary basis;

(h) an assessment on their future employee requirements; and

(i) such information relating to the procurement of local goods and services as agreed in writing with the Developer to inform the Summary Local Labour and Services Report;

"**Land**" means the land described in Clause 2 (*Land Bound*) of this Agreement;

"**LLAU**" means limits of land to be acquired or used;

"**Main Tunnel**" means works nos. 1a to 1d at Schedule 1 to the DCO;

"**Main Tunnel Drive Sites**" means the worksites at Carnwath Road Riverside, Kirtling Street, Chambers Wharf and Greenwich Pumping Station;
“Marketing Contribution” means the contribution of £[●] (Indexed) to be paid by the Developer to the Council towards the funding of open days at St Joseph’s RC School for the Construction Phase of the Development at Deptford Church Street;

“Monitoring Officer Contribution” means the contribution of £[●] (Indexed) to be paid by the Developer to the Council to fund a monitoring officer to monitor the implementation of the obligations under this Agreement (to include equipment costs, officer time for site visits and review and assessment of information);

“Open Space Linkage Contribution” means the contribution of £[●] (Indexed) to be paid by the Developer to the Council to fund improvements to the links between open spaces within the locality of Earl Pumping Station and Deptford Church Street to meet the objectives of the [North Lewisham Links Strategy];

“Operational Confirmatory Deed” means a Deed substantially in the form of that set out at Appendix 3);

“Permanent Acquisition Land” means that part of the DCO Land which is defined for permanent acquisition in the DCO;

“PLA” means the Port of London Authority;

“Plans” means the plans appended to this Agreement and comprising the Overview Site Plan (Parts 1 to 4), the Ownership Plans, the Site and Construction Plan, and the Site and Operational Plan;

“Project Hubs” means an allocated space within the Main Tunnel Drive Site at Greenwich Pumping Station and Chambers Wharf providing space for health and safety and basic skills classes and as a base for community liaison and outreach activities and for the SEM and SCEM;

“Public Realm” means that part of the Land which the Developer identifies for public use subject to the provisions of Clause Schedule 1, Part 1 (Employment and Skills);

“Qualifying Interest” means such interest in the land sufficient to meet the requirements of Section 106(1) of the 1990 Act which shall include the Developer’s status as undertaker for the purposes of the DCO in accordance with the provisions of paragraph 10 (3) of Schedule 19 of the DCO whereby the undertaker is deemed to be a person interested in the DCO Land for the purposes of Section 106(1) of the 1990 Act;

“SCEM” means Supply Chain Engagement Manager as set out in more detail in Schedule 1, Part 1 (Employment and Skills);

“SEM” means Skills and Employment Manager as set out in more detail in Schedule 1, Part 1 (Employment and Skills);

“School Crossing Patrol Contribution means the contribution of [●] per annum until the [Construction Phase Completion Date] towards a school crossing patrol at St Joseph’s RC School and [●] towards the cost of an audit to site the school crossing patrol (to be Indexed);

“STEM Ambassador” means [●];
“**Successor**” means any person deriving title from the Developer in respect of its Qualifying Interest and for the purposes of Section 106(3)(b) of the 1990 Act shall include any person to whom powers are transferred further to Article 9 of the DCO;

“**Summary Local Labour and Services Report**” means a written monitoring report summarising the contents of the Local Labour Reports produced over the preceding 6 (six) month period against the whole of the Development, and providing such information on the procurement of local goods and services as set out in Schedule 1, Part 1 (Employment and Skills);

“**Target Beneficiary Groups**” includes local residents, unemployed people, other disadvantaged groups including ex-offenders, and groups which are currently underrepresented in the workforce (for example in terms of age, ethnicity, gender and/or disability);

“**Working Day(s)**” means a day other than a Saturday or Sunday or public holiday in England.

3.2 References in this Agreement to the “Developer” shall include its Successors and its respective successors in respect of its Qualifying Interest in the Land and its assigns.

3.3 References to “Work Nos” or to a “Work No” are references to the works forming part of the Development listed in Schedule 1 of the DCO.

3.4 References in this Agreement to the “Council” shall include any successor to its functions as local planning authority.

3.5 References in this Agreement to any statutes or statutory instruments include any statute or statutory instrument amending, consolidating or replacing them respectively from time to time in force and references to a statute include statutory instruments and regulations made pursuant to it.

3.6 The clause headings in this Agreement are for convenience only and do not form part of the Agreement.

3.7 References to clauses paragraphs schedules or recitals shall (unless the context otherwise requires) be references to clauses paragraphs and schedules or recitals in this Agreement.

3.8 References to the singular shall include the plural and vice versa.

4 **CONDITIONALITY**

The obligations in this Agreement (save for the covenant in Clause 7 (Legal Costs)) are unless otherwise specified conditional upon:

4.1 the grant of the DCO; and

4.2 Implementation of the DCO by the Developer or a person authorised by it.

5 **DEVELOPER’S COVENANTS**

5.1 The Developer COVENANTS with the Council that it will observe and perform the covenants on its part contained in Schedule 1 (Developer’s Covenants).

5.2 The Developer undertakes to use all reasonable endeavours to comply Schedule 3 (Public Realm Maintenance Plan) to this Agreement.
COUNCIL’S COVENANTS

The Council COVENANTS with the Developer that it will observe and perform the covenants on its part contained in Schedule 2 (Council’s Covenants).

LEGAL COSTS

The Developer COVENANTS with the Council that it will no later than the date of this Agreement pay £17,000 towards the Council’s reasonable legal costs and, in addition, VAT thereon (except for VAT for which the Council is entitled to credit or repayment from HMRC) in connection with the preparation and completion of this Agreement.

INDEXATION OF FINANCIAL CONTRIBUTIONS

Where any financial contribution in this Agreement is to be “Indexed” then the amount of the contribution after application of the Index shall be calculated according to the formula:

Amount after indexation = A x B/C

Where:

A = the amount to be varied;

B = the Index at the date at which the amount is due to be paid; and

C = the Index [at the date of this Agreement].

INTEREST ON LATE PAYMENTS

Any payment due from the Developer under this Agreement which is not paid on the due date shall be payable with interest calculated at the rate of 2% above the base lending rate from time to time of Barclays Bank plc.

VAT

10.1 All consideration set out in this Agreement is exclusive of VAT.

10.2 If VAT is, or becomes, properly chargeable on any supply made pursuant to this Agreement, the recipient of that supply shall pay to the supplier an amount equal to such VAT in addition to the consideration for that supply, against receipt of a valid VAT invoice. The recipient of any such supply shall pay to the supplier an amount equal to any VAT which is chargeable in respect of the supply in question on the later of:

(a) the day on which the consideration for the supply is paid or given; and

(b) production of a proper VAT invoice.

10.3 Where a person (the “payer”) has paid an amount to any other person (the “payee”) on the basis that the payee was entitled to that amount under Clause 10.2 above, but the payee was not properly entitled to the whole or part of that amount under that Clause, then:
(a) if the payee has not accounted for such amount (or such part thereof) to HMRC, the payee shall forthwith repay such amount (or such part thereof) to the payer and issue an appropriate credit note to the payer; or

(b) if the payee has accounted for such amount (or such part thereof) to HMRC, the payee shall, if, when and to the extent that it receives repayment or credit for such amount from HMRC, repay such amount (or such part thereof) to the payer and issue an appropriate credit note to the payer.

11 COMMUNITY INFRASTRUCTURE LEVY

If after the date of this Agreement there shall be enacted any “tax” related to the grant of the DCO (whether the community infrastructure levy or otherwise) and the terms of such tax mean that any obligations under this Agreement or under any condition attached to the Permission change or that the Developer must pay a sum to any person (whether HM Government or to the Council or otherwise) which would duplicate, add to or overlap with any obligation of a party under this Agreement then the parties agree that the terms of this Agreement may at the election of the party affected be modified to such extent (if any) as is necessary to provide terms which are financially and practically no less advantageous and no more onerous than the terms of this Agreement as at the date that they are entered into.

12 METHOD OF PAYMENTS

The Developer will pay the:

12.1 the Council’s legal costs under Clause 7 (Legal Costs);
12.2 the Alternative Outdoor Facilities Contribution;
12.3 the Earl Pumping Station Public Realm contribution;
12.4 the Community Sports Contribution;
12.5 the CPZ Implementation Contribution;
12.6 the CPZ Implementation Contribution;
12.7 the Crossfield Amenity Green Contribution;
12.8 the Examination Period Re-housing Contribution;
12.9 the Highways Improvement Contribution;
12.10 the Landscaping Master Plan Contribution;
12.11 the Landscaping Works Contribution;
12.12 the Marketing Contribution;
12.13 the Open Space Linkage Contribution; and
12.14 the School Crossing Patrol Contribution

by way of BACs transfer into [Council to confirm account] or such other account as the Council shall nominate.
13 RELEASE AND LAPSE

13.1 Subject to Clause 13.6 the parties agree that the Developer shall not be liable for a breach of any of its obligations under this Agreement or obligations relating to any part of the Land after it has parted with all of its interests in the Land (including Qualifying Interests) or the part in respect of which the breach arises (as the case may be) save in either case for antecedent breaches.

13.2 It is further agreed that this Agreement shall lapse and be of no further effect if:

13.2.1 the DCO lapses without having been Implemented; or

13.2.2 the DCO is amended or repealed otherwise than with the consent of the Developer; or

13.2.3 the DCO is quashed following a successful legal challenge (in which case any money paid to the Council pursuant to an obligation in this Agreement shall be returned to the Developer).

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

13.4 Any obligation under the terms of this Agreement which is expressed to be binding on a particular area of land shall be binding on the Developer’s Successors but only insofar as they are Successors to that area of land or relevant part of it and on the basis that such Successors benefit from Clause 13.1 in (mutatis mutandis) the same way as the Developer.

13.5 No Successor to the Developer shall be liable for any breach of any obligation which occurs in relation to any area of the Land which that Successor does not own or control or which is carried out by any person other than that Successor.

13.6 Where upon the transfers by the Developer of its powers under the DCO to a Successor pursuant to Article 9 of the DCO the Developer retains a Qualifying Interest, the parties agree that the Developer shall only be released from its obligations under this Agreement upon the Successor entering into a planning agreement pursuant to section 106 of the Act whereby the Successor covenants to observe and perform the obligations in this Agreement.

13.7 Upon the performance discharge or other fulfilment of the covenant obligations (or any of them) of the Developer, any Successor, or the Council under the terms of this Agreement such covenant obligation or obligations shall absolutely cease and determine save in respect of any antecedent breach.

13.8 Upon the Construction Phase Completion Date the Developer shall cease to be liable to comply with any of its obligations under this Part 1 (Employment and Skills) of Schedule 1 (Developer’s Covenants) and shall from that date cease to be liable for any breach of the same save for any antecedent breach relating to these obligations.

13.9 The Council agrees that (subject to it first being paid a reasonable administration fee not exceeding £50) it will confirm in writing the extent of the obligations which the Developer has discharged at the date of the request as soon as is reasonably practicable after receipt of a written request from the Developer or a person on its behalf.
LOCAL LAND CHARGE

14.1 This Agreement is a local land charge and shall be registered as such by the Council.

14.2 Upon the satisfaction of the terms of this Agreement the Council shall at the request of the Developer procure that all entries in the register of local land charges relating to them shall be removed or marked as discharged as soon as is reasonably practicable.

NOTICES

15.1 Any notices required to be served by one party on another under this Agreement shall be served by first class prepaid recorded delivery post or by hand (providing proof of delivery is always obtained) in the following manner:

(a) on the Council at the address shown above marked “For the attention of [●]”; and

(b) on the Developer at the address shown above marked “For the attention of [●]” [and bearing reference “[●]”];

save that any of the parties may by written notice notify the other parties of an alternative address and/or reference for the service of subsequent written notices in which case those details shall be substituted for the details in Clause 15.1(a) to Clause 15.1(b) above.

15.2 Any such notice shall be deemed to have been received as follows:

(a) If delivered by hand, upon delivery on all relevant addresses;

(b) If sent by first class post, on the second Working Day after the date of posting.

NO FETTER ON DISCRETION

Nothing in this Agreement shall be taken to be or shall operate so as to fetter or prejudice the statutory rights powers discretions and responsibilities of the Council, Developer, the PLA or the GLA.

SEVERABILITY

It is agreed that if any part of this Agreement shall be declared unlawful or invalid by a Court of competent jurisdiction then (to the extent possible) the offending provisions will be severed from the Agreement and the remainder of this Agreement shall continue in full force and effect.

CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999

Notwithstanding the provisions of the Contracts (Rights of Third Parties) Act 1999 no part of this Agreement shall be enforceable by a third party who is not a party to the Agreement and for the avoidance of any doubt the terms of the Agreement may be varied by agreement between the parties without the consent of any third party being required.
WAIVER

No waiver (whether express or implied) by the Council of any breach or default by the Developer in performing or observing any of the terms and conditions of this Agreement shall constitute a continuing waiver and no such waiver shall prevent the Council from enforcing any of the said terms and conditions or from acting upon any subsequent breach or default in respect thereto by the Developer.

DISPUTE RESOLUTION

20.1 In the event of any dispute or difference arising between the parties arising out of this Agreement such dispute or difference may be referred to an expert, being an independent and fit person holding professional qualifications appropriate in light of the subject matter of the dispute, to be appointed (in the absence of agreement) by the President (or equivalent person) for the time being of the professional body chiefly relevant in England to such qualifications.

20.2 In the absence of agreement between the parties to the dispute or difference as to the professional qualifications of the expert to be appointed pursuant to Clause 20.1, or as to the appropriate professional body, within ten Working Days after any party has given to the other parties to the dispute or difference a written request to concur in the professional qualifications of the expert to be appointed pursuant to Clause 20.1 then the question of the appropriate qualifications or professional body shall be referred to a solicitor to be appointed by the President for the time being of the Law Society of England and Wales on the application of any party to the dispute or difference. Such solicitor shall act as an expert and his decision as to the professional qualifications of such person, or as to the appropriate professional body, shall be final and binding on the parties to the dispute or difference and his costs shall be payable by the parties to the dispute in such proportion as he shall determine and failing such determination shall be borne by the parties to the dispute or difference in equal shares.

20.3 The expert shall act as an expert and not as an arbitrator.

20.4 The expert shall be appointed subject to an express requirement that he reaches his decision and communicates it to the parties within the minimum practicable timescale allowing for the nature and complexity of the dispute and in any event not more than forty six Working Days from the date of his appointment to act.

20.5 The expert shall be required to give notice to each of the said parties inviting each of them to submit to him within ten Working Days of his appointment written submissions and supporting material and shall afford to each of the said parties an opportunity to make counter submissions within a further fifteen Working Days in respect of any such submission and material and the expert's decision shall be given in writing within twenty Working Days from receipt of any counter submissions or in the event that there are no counter submissions within twenty-one Working Days of receipt of the written submissions and supporting material with reasons and in the absence of manifest material error the expert's decision shall be final and binding on the said parties.

20.6 The expert may award the costs of the dispute resolution in such proportions as he see fit but in the absence of an express award to this effect the costs of the dispute resolution shall be borne by the parties to the dispute in equal shares.
21 **JURISDICTION**

This Agreement is governed by and interpreted in accordance with English law and the parties agree to submit to the exclusive jurisdiction of the English courts.

22 **COUNTERPARTS**

This Agreement may be executed in any number of counterparts, each of which is an original and all of which together evidence the same agreement.

This Deed has been executed as a deed and delivered on the date stated at the beginning of this Deed.
Schedule 1
Developer’s Covenants

Part 1
Employment and Skills

Unless the Council agrees otherwise in writing with the Developer and provided always that the Developer (and its agents employees contractors and sub-contractors) shall not be required to do or refrain from doing anything that would result in anti-competitive business practices or anything which is not in accordance with any law rule or regulation (whether domestic or otherwise) during the Construction Phase and for the purposes of the Development the Developer covenants with the Council:

1 Local Labour

(a) That the Developer shall require its Contractors and their sub-contractors to use reasonable endeavours to:

(i) achieve a cumulative target of 25% of employees who live within the Development Boroughs across the Development Sites;

(ii) achieve a target of at least 30% of employees working in relation to river transport who live within Greater London, Kent, or Essex (or any or all of those Counties); and

(iii) ensure the employment of at least one apprentice for every 50 employees across the duration of the construction contracts for the Development, with such arrangements being based on the following:

(A) apprenticeships to be based on a 6-month minimum period;

(B) the total number of apprenticeships to be calculated by the average number of employees estimated for each contract package multiplied by the estimated contract duration against 6-month or 12-month apprenticeship placements; and

(C) a minimum of one apprentice to be employed at any time during the period of the construction contract.

(b) That the Developer shall provide the Council with a Summary Local Labour and Services Report every 6 (six) months or such longer time period as agreed in writing between the Developer and the Council;

2 Skills Planning Group

(a) That the Developer will:

(i) Prior to Implementation establish a Skills Planning Group, to be maintained throughout the Construction Phase of the Development, whose purpose is to identify future training requirements and potential employer interventions, and which is to comprise a chair who is a senior member of the Developer’s project executive management team, and involve as needed at the Developer’s discretion:

(A) other representatives of the Developer;

(B) representatives from the Developer’s contractors;
representatives from Further Education (FE) colleges and

representatives from other training organisers (including but not limited to the Tunnelling and Underground Construction Academy (TUCA) and the National Construction College); and

may also seek assistance from other delivery and funding agencies such as Construction Skills-CITB and the Skills Funding Agency;

3 Contractor obligations

(a) That the Developer shall require its Contractor to:

(i) participate in the Skills Planning Group;

(ii) within 3 months of being appointed by the Developer to submit and obtain approval by the Council or their nominated agent of a Training and Employments Skills Plan which will:

(A) have regard to similar plans promoted by Construction Skills-CITB and/or National Skills Academy for Construction;

(B) will set out a schedule of a range of opportunities and activities over the Construction Phase including various new entrant opportunities which should include (but not be limited to) apprenticeships and traineeships; and

(C) provide an initial forecast of employee requirements in relation to its contract package and work with the Council’s Economic Development Officer (“EDO”) and other local partners (included but not limited to Jobcentre Plus, Work Programme and other community based organisations) to agree a method statement setting out how the provisions of the Training and Employments Skills Plan are to be achieved (to include as far as is reasonably practicable preferred access to local job-ready candidates sourced through local job-brokerage channels);

(iii) provide the Council with the Labour Return Report in relation to its contract package every 3 (three) months (or at such other intervals as may be agreed between the contractor and Council), and deliver a copy to the Developer;

(iv) provide details of all job vacancies in relation to their proposed work on the Development and further provide details on a monthly basis of on-going or new job vacancies throughout the course of their contract with the Developer;

(v) provide details of supply-chain opportunities within the Development as soon as reasonably practicable and in any event with a minimum of 1 weeks’ prior notice;

(vi) to employ a Skills and Employment Manager (“SEM”) to be based at the Project Hubs who will have responsibility for job brokerage and outreach and will work to maximise the number of contractor employees drawn from the Target Beneficiary Groups;

(vii) to employ a Supply Chain Engagement Manager (“SCEM”) to be based at the Project Hubs who will have responsibility to engage with local businesses to maximise opportunities arising from the Development;
(viii) to develop a Local Procurement Plan that sets out the relevant works packages and procurement methods, and an associated Procurement Method Statement setting out how local businesses will be engaged in the context of similar activities being undertaken by the Council, and to include details of supplier and/or subcontract engagement activities (such as events for meeting the Contractor, procurement workshops or specific engagement with local business enterprises or trade associations;)

(ix) to carry out one supplier and/or subcontract engagement activity (as identified in the Local Procurement Plan) for every 50 procurement packages under its contract with the Developer;

4 Contract procurement

(a) That the Developer shall use and shall require the Contractor to use the online procurement portal Competefor to advertise contracts for the Development.

5 STEM Ambassador

That the Developer shall provide a STEM Ambassador for St Joseph’s RC School for the duration of the Construction Period.
Part 2
Public Realm

1 Status of Sites

(a) Following completion of the works at each of the Development Sites at Earl Pumping Station and Deptford Church Street and completion of the laying out of the landscaping on the Land the Developer shall serve a notice on the Council identifying the area of the Land to be made available for public use in accordance with the provisions of this Schedule 1, Part 2 (Public Realm) (the “Public Realm”).

(b) Following the service of the Developer’s notice pursuant to paragraph 1(a) the Developer shall on a permissive basis only permit access to members of the public over the Public Realm subject to the General Access Conditions set out in paragraph 2 (General Access Conditions).

(c) No part of the Public Realm shall be dedicated as public rights of way.

2 General Access Conditions

(a) The Developer may suspend access to all or any part of the Public Realm on the occurrence of any of the circumstances described in paragraph 2(a)(i) to paragraph 2(a)(vii) in accordance with the provisions set out at paragraph 2(b):

(i) where in the reasonable opinion of the Developer it is necessary to enable maintenance, repair or renewal of the whole or any part or parts of the Development;

(ii) where in the reasonable opinion of the Developer it is necessary to enable the development, renewal, redevelopment, modification or demolition of the whole or part or parts of the Development;

(iii) where in the reasonable opinion of the Developer the manner or nature of use of the Public Realm by the public represents:

   (A) a threat to the operational integrity or security of the Development or its ability to meet its duties as a statutory sewerage and water undertaker or an unacceptable risk to the health and safety of individuals within those areas; or

   (B) a nuisance that is causing the Developer to alter the way it maintains the Development as a result of the nature or manner of the use of that area of the Foreshore Site;

(iv) where in the reasonable opinion of the Developer there would be a risk to the health and safety of the general public using or intending to use the Public Realm;

(v) where in the reasonable opinion of the Developer it is necessary in order to protect the Developer's property or the property of a third party;

(vi) where in the reasonable opinion of the Developer it is necessary in order to undertake essential maintenance, repair, cleaning or renewal and resurfacing works on the Site;

(vii) for one day per year to assert rights of proprietorship preventing public rights from coming into being by means of prescription or other process of law.
(b) Subject to paragraph 2(c) and paragraph 2(d) where the Developer intends to suspend access to the Public Realm for any of the reasons listed in paragraph 2(a) the following provisions shall apply:

(i) The Developer shall use reasonable endeavours to provide notice of the suspension of access to the Public Realm (and where suspension applies to part only of the Public Realm such notice to include identification of that part) to the Council seven Working Days in advance of the first day of suspension or in the case of urgency as soon as practicable thereafter specifying:

(A) why access is being suspended by reference to the reasons set out at paragraph 2(a); and

(B) the expected duration of the suspension and date of reopening.

(ii) The Developer shall use all reasonable endeavours to post notice of the suspension of access at the entrance and exit to the suspended area of Public Realm seven (7) Working Days in advance of the first day on which access will be suspended or in the case of urgency as soon as practicable thereafter specifying the details set out in paragraph 2(b)(i)(A) and paragraph 2(b)(i)(B) and shall maintain those notices for the duration of the suspension of access to the Public Realm.

(c) Where access to the Public Realm or any part of it is suspended for any reason set out in paragraph 2(a) the Developer shall re-open the Public Realm or the relevant part of it as soon as it is reasonably safe and practicable to do so following the resolution of the issue and/or works identified in the Developer’s notice served pursuant to paragraph 2(b)(i) and shall serve notice of the same on the Council.

(d) If a Public Realm is closed to the public for more than 100 days or 10 occasions during a period of 1 year and the Council so requests in writing the Developer shall:

(i) within 30 days (or such other period as may be agreed) of a request pursuant to this paragraph 2(d) submit a feasibility study to the Council reporting options that may secure public access to the Public Realm on a more consistent basis and avoiding the need for such frequent suspension of public access;

(ii) within 14 days (or such other period as may be agreed) of the receipt of the feasibility study by the Council hold a meeting with them in order to discuss the options set out in the feasibility study;

(iii) within 6 weeks (or such other period as may be agreed) of the meeting referred to at paragraph 2(d)(ii) the actions identified at the meeting shall be undertaken.
Part 3
Maintenance of Public Realm

1  Maintenance of the Public Realm

(a) Prior to completion of the Development on the Land the Developer will submit to the Council a strategy for the long term maintenance and care of the Public Realm in accordance with the requirements in Schedule 1, Part 2 (Public Realm) ("PR Maintenance Plan")

(b) The Developer shall ensure that the Public Realm is maintained to the standard agreed in the PR Maintenance Plan.

(c) The Developer may delegate its responsibilities for the PR Maintenance Plan to a third party (the identity of which shall be notified in writing to the Council) SAVE THAT the Developer shall remain liable for ensuring that the Public Realm is maintained to the standard agreed in the PR Maintenance Plan.

(d) The Developer acknowledges that the Council may at any time serve written notice on the Developer requiring it to delegate the responsibilities for the PR Maintenance Plan to the Council subject to an agreement to be entered into between the Developer and the Council ("Delegation Agreement").

(e) Upon receipt of the notice from the Council under paragraph 1(d) the Parties shall use reasonable endeavours to agree the Delegation Agreement which may include for the following terms:

(i) Provisions for termination of any existing arrangements or contract relating to the delegation of the Developer’s responsibilities for the PR Maintenance Plan;

(ii) Such financial arrangements generally as may be agreed;

(iii) Specific obligations upon the Council to maintain in accordance with the PR Maintenance Plan and otherwise to protect the interests of the Developer; and

(iv) Provisions for the Council to release the Developer in respect of its obligations pursuant to paragraph 1(b) and paragraph 1(c) of this Schedule 1, Part 3 (Maintenance of Public Realm).
Part 4
Controlled Parking Zone (CPZ)

1 Prior to Implementation to pay the CPZ Consultation Contribution;

2 Following the public consultation period for a CPZ in the vicinity of Earl Pumping Station and Deptford Church Street on written request from the Council to pay the CPZ Implementation Contribution.

3 In the event that a CPZ is implemented at Earl Pumping Station or Deptford Church Street the Developer shall provide [●] parking permits for local business owners on Crossfield Street and [●] parking permits on [●] within the vicinity of St Paul’s Church and St Joseph’s RC School.
Part 5
Monitoring Officer

Prior to the Implementation of Development the developer shall pay the Monitoring Officer Contribution to the Council.
Part 6
Deptford Church Street

1 Crossfield Amenity Green
Prior to Implementation to pay the Council the Crossfield Amenity Green Contribution.

2 Open Space Linkage
Prior to Implementation pay the Council the Open Space Linkage Contribution.

3 Landscaping Master Plan
(a) Prior to Implementation to pay the Council the Landscaping Master Plan Contribution;
(b) Subject to the Council's obligations in paragraph 2 (Contributions) of Schedule 2 (Council's Covenants) to participate in the Landscaping Master Plan Steering Group and use reasonable endeavours to agree the Landscaping Master Plan with the Council;

4 Landscaping Works
(a) Following agreement of the Landscaping Master Plan as evidenced in writing by the Council and within [15] Working Days of receipt of a demand therefor to pay to the Council the Landscaping Works Contribution;
(b) Insofar as any activities or responsibilities are assigned to the Developer in the Landscaping Master Plan to undertake those activities and responsibilities SAVE THAT where these include carrying out any of the part of the Landscaping Works, the costs for such works are to be agreed in advance with the Council and are to be paid for using funds from the Landscaping Works Contribution in accordance with paragraph 2(d) of Schedule 2 (Council's Covenants);
(c) Where so required by the Council to provide such licences to enter onto the Future TWUL Land as are necessary for the Landscaping Works to be carried out in accordance with the Landscaping Master Plan;

5 St Joseph's RC School
Prior to Implementation;
(a) to make improvements to the pedestrian environment around the construction site at Deptford Church Street to provide a segregated safe pedestrian route to St Joseph's RC School from the north;
(b) pay the Alternative Sports Facilities Contribution;
(c) pay the Community Sports Contribution;
(d) pay the Examination Period Re-housing Contribution
(e) pay the Marketing Contribution; and pay the
(f) School Crossing Patrol Contribution;
Highway Improvements

Prior to Implementation to pay the Council the Highway Improvements Contribution.
Part 7
Earl Pumping Station

1 Public Realm Contribution

Prior to Implementation to pay the Council the Earl Pumping Station Public Realm Contribution.
Schedule 2
Council’s Covenants

The Council covenants with the Developer as follows:

1  **Acting Reasonably**

   It will at all times act reasonably and in particular (without prejudice to generality) where any approval or expression of satisfaction is required by this Agreement it will not be unreasonably withheld or delayed.

2  **Contributions**

   The Council covenants with the Developer:

   (a)  not to use the Contributions and any interest received thereon other than as set out below;

   (b)  not to use the Alternative Outdoor Facilities Contribution other than for the provision of [●];

   (c)  not to use the Community Sports Contribution other than for the provision of sports days for [●];

   (d)  not to use the CPZ Consultation Contribution other than for to fund the carrying out of a consultation on proposals to introduce a CPZ in the area within 400m of the LLAU at Earl Pumping Station and Deptford Church Street;

   (e)  not to use the CPZ Implementation Contribution other than to fund the carrying out of a consultation on proposals to introduce a CPZ in the area within 400m of the LLAU at Earl Pumping Station and Deptford Church Street;

   (f)  not to use the Crossfield Amenity Green Contribution other than to fund the increased maintenance costs associated with increased usage of the Sue Godfrey Nature Reserve;

   (g)  not to use the Earl Pumping Station Public Realm Contribution other than towards public realm improvements at Yeoman Street;

   (h)  not to use the Examination Period Re-housing Contribution other than towards the cost of re-housing pupils of St Joseph’s RC School during examination periods;

   (i)  not to use the Highways Improvements Contribution other than towards improvements to be made to the north-south cycle route between Deptford Church Street roundabout and Creek Road, improvements to the east-west pedestrian and cycle links through Crossfield Estate and the provision of a safe pedestrian route to St Joseph’s RC School;

   (j)  not to use the Landscaping Master Plan Contribution other than towards the production of the Landscaping Master Plan;

   (k)  not to use the Marketing Contribution other than towards funding open days for St Joseph’s RC School;

   (l)  not to use the Open Space Linkage Contribution other than towards funding the improvements of links between open spaces in the locality of Deptford Church Street and Earl Pumping Station;
(m) not to use the School Crossing Patrol Contribution other than towards the provision of a school crossing patrol at St Joseph’s RC School;

Landscaping Master Plan

(n) not to use the Landscaping Master Plan Contribution other than for the management of the Landscaping Master Plan Steering Group and for the preparation and completion of the Landscaping Master Plan;

(o) on or before the receipt of the Landscaping Master Plan Contribution to establish the Landscaping Master Plan Steering Group, whose membership is to be agreed with the Developer to include individuals representing:

(i) the Council (who shall act as chair);
(ii) the Developer;
(iii) the Contractor; and
(iv) local community groups and users of the King Edward Memorial Park;

(p) To use reasonable endeavours to develop and agree the Landscaping Master Plan with the Developer (taking into account the views of the Landscaping Master Plan Steering Group);

(q) To implement the Landscaping Master Plan in collaboration with the Developer;

(r) Not to use the Landscaping Works Contribution other than for the Landscaping Works;

(s) To provide such licences to enter or other consents as are necessary for the Landscaping Works to be carried out in accordance with the Landscaping Master Plan;

(t) Where the Council and the Developer agree that the Developer is to undertake any part of the Landscaping Works, to agree the costs of such works with the Developer and such costs to paid using the Landscaping Works Contribution either by deduction of the amount to be paid by the Developer or repayment to the Developer as agreed in writing between the Council and Developer and in accordance with the Landscaping Master Plan;

(u) In the event that the Landscaping Works Contribution or any part thereof remains unspent or uncommitted within [●] years from the date of payment to repay the Landscaping Works Contribution or any remaining part thereof to the person or body who made the payment together with accrued interest.
Schedule 3
Public Realm Maintenance Plan

1 Definitions

“Building Elements” means such structures which are located within the Public Realm and where agreed that they are included within the scope of the PR Maintenance Plan, and including electrical and control kiosks, other amenity kiosks, undercroft areas, boundary walls, stone flood defence parapet walls, permanent site hoardings

“Ecological Elements” means dedicated areas for nesting birds within the Public Realm, including constructed bird houses and bat boxes

"Lighting Elements" to include lampstands, wall or surface mounted lamps located within the Public Realm

“Paving Elements” means such hard surfacing forming pathways, steps or other publically accessible areas within the Public Realm and comprising individual paving units, resin bound surfaces, or timber decking

“Perimeter Fencing” means such fencing or enclosures surrounding the Public Realm or parts of the Public Realm and including gates and gateways, railings and balustrades

“Play Areas” mean dedicated areas within the Public Realm for use by children and including permanently installed play equipment, and areas within the Public Realm containing outdoor gym equipment

“regular” for the purposes of this Schedule means at such seasonal or periodic intervals as are required in relation to the specific operation

“routine” for the purposes of this Schedule means as often as reasonably necessary and may be as often as daily or weekly

“Street Furniture” to include benches or other forms of seating, litter bins, bird baths, bollards, metal pergolas located within the Public Realm

“Ventilation Columns” means the ventilation structures forming part of the Development located within the Public Realm

2 General routine maintenance and cleaning

(a) To maintain in a safe sound and clean condition at all times:

(i) All Paving Elements, including:

(A) Routine cleaning (sweeping and/or jet wash cleaning as appropriate), removal of litter and gum removal;

(B) Routine surface cleaning and clearance of associated drainage channels and gullies;

(C) Regular leaf clearance;

(D) Surface clearance of snow from pathways and application of surface gritting
(ii) All Street Furniture, including:
   (A) Routine cleaning (including checking and cleaning of fixings), removal of bird faeces, sanding of splinters caused by vandalism damage or wear and tear, removal of graffiti;
   (B) Regular deep cleaning with water jets and detergent;

(iii) All Plays Areas, including:
   (A) Routine cleaning (including checking play equipment for safety), removal of dangerous objects, removal of litter, removal of bird faeces, sanding of splinters caused by vandalism damage or wear and tear, removal of graffiti;
   (B) Routine checking of play surfaces and regular sweeping;
   (C) Routine checking of perimeter fencing and removal of litter;

(iv) All Building Elements, including:
   (A) Routine cleaning of surfaces and removal of graffiti from areas accessible by the public;
   (B) Regular cleaning with water jets from ground level;
   (C) All Perimeter Fencing, including:
   (D) Routine removal of litter, relevant surface cleaning and removal of graffiti;

(v) All Ventilation Columns, including:
   (A) Routine cleaning of surfaces and removal of graffiti from areas accessible by the public;

3 Landscaping maintenance and reinstatement

(a) To maintain the planted and landscaped areas of the Public Realm in good condition at all times, including:

Planted terraces, ornamental shrubbery beds and ornamental hedges. Raised and in-ground planters, planted pergolas

(i) Routine inspection and clearing of weeds, non-required and litter;

(ii) Routine pruning to maintain groups of planting within the original scheme layout;

(iii) Pruning of ornamental hedges no less than 2 times per year or after flowering;

Herbaceous perennial planted areas, SUDS features, green screens, ground cover, green roofs

(iv) Routine inspection and clearing of weeds, non-required seedlings and litter;
(v) Regular pruning to maintain groups of planting within the original scheme layout, and where relevant lift and divide overcrowded plants and replant to fill gaps;

(vi) Regular forking and digging over of soil to incorporate organic matter and to apply slow release fertilisers;

(vii) Regular clearance of leaves and die-back materials;

**Bulb features**

(viii) Application of selective weed killer for the purposes of weed control to be applied only after vegetative stems have been allowed to die back after the flowering season;

(ix) Once bulbs have died back, cutting and removal of stems and application of slow release fertiliser;

**Inter-tidal planting**

(x) Routine pruning and thinning of planting;

(xi) Routine weeding and removal of litter and clearance of drains;

**Trees (including new and existing trees, street trees, ornamental or feature trees)**

(xii) Regular removal of litter from within tree canopies;

(xiii) Regular lifting and cleaning of tree grilles, securing of guards and adjusting tree ties and/or guys;

(xiv) Routine weeding and removal of debris from around the base of trees and tree pits;

(xv) Where trees overhang footpaths or vehicular access routes, regular trimming of the canopy to ensure clear sight lines and suitable clearance for pedestrians and vehicles;

(xvi) To carry our pruning of mature trees no less than every 5 years;

**Turfed or grassed areas (including reinforced turf)**

(xvii) Routine turf cutting (by ride on or pedestrian mower as appropriate) (with arisings removed) to ensure maximum grass height of 50mm (and to include edgings as required);

(xviii) Routine strimmer cleaning of edgings around objects within the turfed area;

(xix) Bi-annual (spring and autumn) application of fertiliser;

(xx) Aeration to a depth of 75-100 mm, and scarification to be carried out at least 4 times per year;

(xxii) Regular spot treatments of broad-leaved weeds by selective weed killer;

(xxii) Regular topdressing and overseeding of bare areas;
**Wildflower meadows**

(xiii) Mowing early in the season, and then following flowering, cut all areas and allow arisings to remain in situ to allow for the dropping of seeds, and after 5 days following cutting remove arisings and re-cut the area;

(xxiv) Routine control of pernicious weeds only to be removed by hand;

(xxv) Routine clearance of build up of leaves only;

(xxvi) Allow for overseeding at the end of each season and rake as necessary to expose bare areas which are to be seeded at approximately 5kg/ha and then rolled in;

**Green screens**

(xxvii) Routine inspection to check stability and assessment of all fixings;

(xxviii) Regular pruning to maintain plant health including weeding and removal on non-required seedlings;

(xxix) Regular assessment and adjustment as necessary to the irrigation to optimise use and application.

3 **Non-cyclical repairs and renewals**

(a) To carry out repairs and to repaint and/or renew finishes (including re-painting) to Street Furniture, Lighting Elements, Perimeter Fencing, Ventilation Elements at such reasonable intervals as considered necessary to ensure the Public Realm is in good and clean condition;

(b) To regularly inspect the condition of the Paving Elements, and to make such repairs and/or renewal (including removal and disposal of existing materials) against a programme of cyclic renewal;

(c) To annually clean filters relating to pumps for water features;

(d) To annually drain relevant water features and clean the surfaces and leave sealed an inoperative for the winter period;

(e) To visit and inspect stairlifts on monthly basis, and carry out an annual maintenance service;
Schedule 4
Land

Part 1
Existing TWUL Land

The land shown coloured hatched and edged in red on the Ownership Plans

Part 2
DCO Land

The land shown hatched and edged in black on the Site and Construction Phase Plans SAVE THAT the extent of the DCO Land to be bound by the obligations at Schedule 1, Part 2 (Public Realm) and Schedule 1, Part 6 (Deptford Church Street) of this Agreement is to be confirmed within the Construction Phase Confirmatory Deed to be entered into between the Developer and the Council pursuant to Clause 2.2 of this Agreement.

Part 3
Future TWUL Land

Such parts of the Permanent Acquisition Land as shown shaded dark grey and edged in red on the Site and Operational Plans SAVE THAT the extent of the Future TWUL Land to be bound by the obligations at Schedule 1, Part 2 (Public Realm) and Schedule 1, Part 3 (Maintenance of Public Realm) of this Agreement is to be confirmed with the Operational Confirmatory Deed to be entered into between the Developer and the Council pursuant to Clause 2.5 of this Agreement.
EXECUTION PAGE

Executed as a deed by [THE COUNCIL] by affixing its common seal in the presence of [Name of authorised signatory]: [Common seal]

Authorised Signatory

Executed as a deed by THAMES WATER UTILITIES LIMITED by the affixing of its Common Seal in the presence of:

[Common seal]

Authorised Signatory

[Attestation by other parties]
Appendix 1
Plans

Overall Site Plan (Parts 1 to 4) - Plans showing Main Tunnel and sites for information purposes only;

Ownership Plans – plans showing the extent of the Development Sites at Deptford Church Street and Earl Pumping Station and the Existing TWUL Land

Site and Construction Plans – plan showing extent of the Development Sites at Deptford Church Street and Earl Pumping Station and the DCO Land.

Site and Operational Land Plan – plan showing extent of the Development Sites at Deptford Church Street and Earl Pumping Station and the Future TWUL Land

[Other plans]
Appendix 2  
Construction Phase Confirmatory Deed

DATE:

PARTIES

(1) THAMES WATER UTILITIES LIMITED, a company incorporated in England with registered number 02366661 whose registered office is at Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB (the “Developer” and for the purposes of this Confirmatory Deed the “Covenantor” [and]

(2) [OWNERS OF FREEHOLD AND LEASEHOLD INTERESTS OTHER THAN THE OWNER of [ADDRESSES]] (“[●] ”)

(3) THE LONDON BOROUGH OF LEWISHAM of [●] (the “Council”)

BACKGROUND

(A) This Confirmatory Deed is supplemental to a planning agreement made under section 106 of the 1990 Act between the Developer (1) and the Council (2) [and [●] (3)] (the “Principal Deed”) on [●] and is itself made under (inter alia) the said section 106 of the 1990 Act.

(B) This Confirmatory Deed is supplemental to the Principal Deed.

(C) Words and phrases used in this Confirmatory Deed bear the same meaning in this Confirmatory Deed as under the Principal Deed.

(D) Clause 2.1 of the Principal Deed provides that the planning obligations set out in the Principal Deed are intended to bind the Developer in its capacity as the owner of the Existing TWUL Land and are intended (subject to the provisions of Clauses 4, 13 and 13 of the Principal Deed) to be binding on the DCO Land and the Future TWUL Land and on the Developer’s Successors to the Existing TWUL Land, the DCO Land and Future TWUL Land.

(E) Clause 2.2 of the Principal Deed provides that the Developer shall not implement the Development unless and until the Developer has executed a deed in favour of the Council so as to bind such parts of the DCO Land with the planning obligations in Schedule 1 Part 1 and Schedule 1, Part 5 of the Principal Deed.

(F) This Confirmatory Deed is entered into by the Developer [and [the other owners of freehold or leasehold interests in such parts of the Existing as may be necessary to enable effective enforcement of the terms of the Principal Deed]] in favour of the Council in order to bind the Qualifying Interests in such parts of the DCO Land as are vested in them with the obligations set out in Schedule 1 Part 1 of the Principal Deed and in relation to the Development Site at Deptford Church Street to include the obligations in Schedule 1 Part 5 of the Principal Deed.

OPERATIVE PROVISIONS

1 DEFINITIONS AND INTERPRETATION

1.1 In this Confirmatory Deed:

1.2 [Where in this Confirmatory Deed there are defined terms not included in clause 1.1 above then they shall have the same meaning as in clause 3.1 of the Principal Deed]
and clauses 3.2 to 3.9 of the Principal Deed shall apply to the interpretation of this Confirmatory Deed. [Terms defined in this Confirmatory Deed shall have the same meaning as in Clause 3.1 of the Principal Deed unless expressly stated otherwise.]

1.3 Where provisions of the Principal Deed are deemed to be incorporated in this Confirmatory Deed reference to the Developer in the Principal Deed shall be deemed to be reference to the Covenantor.

2 DECLARATION AND COVENANT

2.1 The Covenantor declares and covenants with the Council that all its Qualifying Interests in the DCO Land as set out in the Schedule to this Agreement are bound by and subject to the obligations of the Developer in the Principal Deed until the Construction Phase Completion Date.

2.2 The Covenantor declares and covenants with the Council to comply with the obligations of the Developer in relation to the DCO Land contained in Schedule 1, Part 1 (Employment and Skills) and Schedule 1, Part 6 (Deptford Church Street) of the Principal Deed (which shall be deemed to be incorporated in this Confirmatory Deed) as if the same were set out in full in this Confirmatory Deed provided that the Covenantor shall have no liability in relation to any breaches of obligations in the Principal Deed committed by others before the date of this Confirmatory Deed.

2.3 The Council declares and covenants with the Covenantor to comply with the obligations of the Council pursuant to Clause 6 of the Principal Deed (which shall be deemed to be incorporated in this Operational Confirmatory Deed) as if the same were set out in full in this Confirmatory Deed.

2.4 The parties to this Confirmatory Deed declare and acknowledge that the Principal Deed continues in full force and effect notwithstanding the execution of this Confirmatory Deed.

2.5 The obligations on the part of the Covenantor contained in clause 2 (Declaration and Covenant) of this Confirmatory Deed are planning obligations for the purpose of section 106 of the 1990 Act and are enforceable by the Council as local planning authority against the Covenantor and so as to bind the Covenantor’s interest in the DCO Land with the obligations of the Developer in Schedule 1, Part 1 (Employment and Skills) and Schedule 1, Part 6 (Deptford Church Street) of the Principal Deed until the Construction Phase Completion Date.

3 CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999

The parties to this Confirmatory Deed do not intend that any of its terms will be enforceable by virtue of the Contracts (Rights of Third Parties) Act 1999 by any person not a party to it.

This Confirmatory Deed has been entered into on the date stated at the beginning of this Confirmatory Deed.

[execution blocks to add]

Schedule – DCO Land

The land marked [●] on the [●] plan and comprising [●]
Appendix 3
Operational Confirmatory Deed

DATE:

PARTIES

(1) THAMES WATER UTILITIES LIMITED, a company incorporated in England with registered number 02366661 whose registered office is at Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB (the "Developer" and for the purposes of this Confirmatory Deed the "Covenantor") [and]

(2) [OWNERS OF FREEHOLD AND LEASEHOLD INTERESTS OTHER THAN THE OWNER of [ADDRESSES]] ("[●] ")

(3) THE LONDON BOROUGH OF LEWISHAM of [●] (the "Council")

BACKGROUND

(A) This Operational Confirmatory Deed is supplemental to a planning agreement made under section 106 of the 1990 Act between the Developer (1) and the Council (2) [and [●] (3)] (the "Principal Deed") on [●] and is itself made under (inter alia) the said section 106 of the 1990 Act and any Construction Phase Confirmatory Deeds entered into between the Developer (1) and the Council (2) [and [●] (3)]

(B) This Operational Confirmatory Deed is supplemental to the Principal Deed.

(C) Words and phrases used in this Operational Confirmatory Deed bear the same meaning in this Operational Confirmatory Deed as under the Principal Deed.

(D) Clause 2.1 of the Principal Deed provides that the planning obligations set out in the Principal Deed are intended to bind the Developer in its capacity as the owner of the Existing TWUL Land and are intended (subject to the provisions of Clauses 3, 4 and 11 of the Principal Deed) to be binding on the DCO Land and Future TWUL Land and on the Developer’s Successors to the Existing TWUL, the DCO Land and Future TWUL Land.

(E) Clause 2.4 of the Principal Deed provides that the Developer provides notice in writing to the Council of the Construction Phase Completion Date.

(F) Clause 2.5 of the Principal Deed provides that where the Developer is to acquire part or all of the DCO Land (the "Future TWUL Land") the Developer covenants to the Council that on or prior to the Construction Phase Completion Date the Developer shall execute a deed in favour of the Council so as to bind such parts of the Future TWUL Land with the planning obligations in Schedule 1 Part 2, Schedule 1 Part 3 and Schedule 3 of the Principal Agreement.

(G) The Developer has acquired the freehold/long leasehold interest the Future TWUL Land details of which are set out in Part 2 of the Schedule.

(H) This Operational Confirmatory Deed is entered into by the Developer [and [the other owners of freehold or leasehold interests in such parts of the Existing and Future TWUL Land as may be necessary to enable effective enforcement of the terms of the Principal Deed]] in favour of the Council in order to bind (subject to [●] in the Principal Deed) the such parts of the Future TWUL Land as are vested in them with
the obligations set out in Schedule 1 Part 2, Schedule 1 Part 3 and Schedule 3 of the Principal Deed.

OPERATIVE PROVISIONS

1 DEFINITIONS AND INTERPRETATION

1.1 In this Operational Confirmatory Deed:

[any definitions needed?]

1.2 [Where in this Operational Confirmatory Deed there are defined terms not included in clause 1.1 above then they shall have the same meaning as in clause 3.1 of the Principal Deed and clauses 3.2 to 3.9 of the Principal Deed shall apply to the interpretation of this Operational Confirmatory Deed.] [Terms defined in this Operational Confirmatory Deed shall have the same meaning as in Clause 3.1 of the Principal Deed unless expressly stated otherwise.]

1.3 Where provisions of the Principal Deed are deemed to be incorporated in this Operational Confirmatory Deed reference to the Developer in the Principal Deed shall be deemed to be reference to the Covenantor.

2 DECLARATION AND COVENANT

2.1 The Covenantor declares and covenants with the Council that all its interests in the Future TWUL Land as set out in the Part 1 of the Schedule to this Agreement are bound by and subject to the obligations of the Developer in Schedule 1 Part 2, Schedule 1 Part 3 and Schedule 3 of the Principal Deed.

2.2 The Covenantor declares and covenants with the Council to comply with the obligations of the Developer in relation to the Future TWUL Land contained in Schedule 1 Part 2, Schedule 1 Part 3 and Schedule 3 of the Principal Deed (which shall be deemed to be incorporated in this Operational Confirmatory Deed) as if the same were set out in full in this Operational Confirmatory Deed provided that the Covenantor shall have no liability in relation to any breaches of obligations in the Principal Deed committed by others before the date of this Operational Confirmatory Deed.

2.3 The Council declares and covenants with the Covenantor to comply with the obligations of the Council pursuant to Clause 6 of the Principal Deed (which shall be deemed to be incorporated in this Operational Confirmatory Deed) as if the same were set out in full in this Operational Confirmatory Deed.

2.4 The parties to this Operational Confirmatory Deed declare and acknowledge that the Principal Deed continues in full force and effect notwithstanding the execution of this Confirmatory Deed save that:

2.5 The obligations on the part of the Covenantor contained in this clause 2 (Declaration and Covenant) of this Operational Confirmatory Deed are planning obligations for the purpose of section 106 of the 1990 Act and are enforceable by the Council as local planning authority against the Covenantor and so as to bind the Covenantor’s interest in the Future TWUL Land with the obligations of the Developer in Schedule 1 Part 2, Schedule 1 Part 3 and Schedule 3 of the Principal Deed.
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Thames Water Utilities Limited
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