

Unilateral Undertaking under section 106 of the Town and Country Planning Act 1990

(1) Manor Farm Propco Limited

in favour of:

(2) Slough Borough Council

Section 106 of the Town and Country Planning Act 1990 and other
powers in relation to land at Manor Farm, Poyle Road, Slough

Application reference: P/10076/013

Appeal reference: APP/J0350/W/25/3366043

Contents

1.	Definitions and Interpretation	1
2.	Statutory Provisions.....	7
3.	Legal Effect.....	7
4.	Undertakings by the Owner to the Council.....	8
5.	Release	8
6.	Determination of Deed	8
7.	Local Land Charge	9
8.	Costs	9
9.	Ownership	9
10.	No Fetter of Discretion	9
11.	Waiver	9
12.	Future Permissions.....	10
13.	Agreements and Declarations	10
14.	Further Section 73 Consent	10
15.	Notices.....	10
16.	Third Party Rights.....	11
17.	Value Added Tax	11
18.	Disputes.....	11
19.	Governing Law	12
20.	Compliance With Regulation 122	12

Schedule

1.	Plans.....	13
2.	Employment and Skills	14
3.	Travel and Highways.....	15
4.	Footpath and Enhanced Landscaping Strip	16

THIS UNILATERAL UNDERTAKING is made on [●] 2025

BY:

- (1) **Manor Farm Propco Limited** (incorporated in Jersey with registered number 157508) whose registered office is at 26 New Street, St Helier, JE2 3RA (the "**Owner**")

IN FAVOUR OF:

- (2) **Slough Borough Council** of Observatory House, 25 Windsor Road, Slough SL1 2EL (the "**Council**"); and

RECITALS:

- (A) The Council is the local planning authority for the purposes of the 1990 Act for the area in which the Land is situated and by whom the planning obligations contained in this Deed are enforceable.
- (B) The Owner holds the freehold title to the Land which is pending registration at the Land Registry under Title Numbers BK328489, BK328485, BK187998, BK380370 and BK331984.
- (C) The Owner submitted the Application (reference P/10076/013) to the Council on 13 December 2024 and on 30 April 2025 the statutory determination period (which had previously been extended with the agreement of the parties) expired.
- (D) The Owner submitted the Appeal (reference APP/J0350/W/25/3366043) on 19 May 2025, which was accepted by the Secretary of State on 11 June 2025.
- (E) The Owner considers that the provisions of this Deed meet the requirements of the Community Infrastructure Levy Regulations 2010 and has entered into this Deed to secure the planning obligations contained in this Deed (having regard to the provisions of the local plan and all other material considerations affecting the Land) in the event that Planning Permission is granted by the Secretary of State.

THE OWNER UNDERTAKES TO THE COUNCIL AS FOLLOWS:

1. Definitions and Interpretation

- 1.1 In this Deed unless the context otherwise requires, capitalised terms shall have the meaning given to it in that term set out below or in the relevant Schedule attached to this Deed:

"1990 Act" means the Town and Country Planning Act 1990;

"1980 Act" means the Highways Act 1980;

"Appeal" means the planning appeal against non-determination of the Application lodged by the Owner to the Planning Inspectorate and made under reference number APP/J0350/W/25/3366043;

"Application" means the application with reference P/10076/013 submitted by the Owner to the Council on 13 December 2024 for:

"demolition of existing buildings and redevelopment to comprise a Data Centre (Use Class B8) and Battery Energy Storage System with ancillary substation, offices, associated plant, emergency backup generators and associated fuel storage, landscaping, sustainable drainage systems, car and cycle parking, and new and amended vehicular and emergency access from Poyle Road and other associated works";

"Borough" means the Council's administrative area;

"Bus Stops and Infrastructure Improvement Contribution" is the sum of Fifteen Thousand Pounds (£15,000) payable towards real time passenger information infrastructure on the bus stops close to the site on Poyle Road, and bus shelters;

"Commencement of Development" the carrying out in relation to the Development of any material operation (as defined by section 56(4) of the 1990 Act) forming part of the Development but disregarding:

- (a) demolition works;
- (b) site clearance and preparation works;
- (c) ground investigations;
- (d) site survey works;
- (e) temporary access construction works;
- (f) archaeological investigation;
- (g) remedial work in respect of contamination or other adverse ground conditions;
- (h) removal, diversion and laying of services;
- (i) temporary display of site notices;
- (j) erection of any fences, hoardings and other means of site enclosure around the Land; and
- (k) other substantially similar operations;

"Commencement Date" means the date on which the Commencement of Development happens and **"Commenced"** and **"Commence"** shall be construed accordingly;

"Community Development and Skills Strategy" means a strategy to be produced by the Owner setting out how the Owner and/or Occupier will support employment and procurement opportunities for residents and businesses within the Borough and which shall provide details of how the Owner will:

- (a) work with the construction contractor, the occupier and Council (as applicable) to support the following during construction and up to five years after Occupation:
 - (i) local employment opportunities;
 - (ii) provision of apprenticeships shall be a minimum of two;
 - (iii) procurement opportunities for local businesses;
 - (iv) training and development opportunities for local people;

- (b) actively engage with future Occupiers and encourage them to hire local employees and engage with local schools and colleges to support a pipeline of local talent;
- (c) work with the Council and its partners to advertise jobs locally through its preferred channels; and
- (d) proposals for expenditure of the Local Engagement Fund by the Council,

and as may be amended from time to time with the written approval of the Council;

"Community Development and Skills Strategy Monitoring Contribution" means the sum of £500 per annum towards the monitoring of the Community Development and Skills Strategy over a ten year period from Commencement of Development and being a maximum sum of £5,000 (five thousand pounds)

"Deed" means this deed made pursuant to section 106 of the 1990 Act;

"Default Interest Rate" means three (3) per cent per annum greater than the Bank of England base rate in force from time to time;

"Development" the development of the Land authorised by the Planning Permission;

"Enhanced Landscaping Strip" means a landscaped strip along the length of the Footpath that is approximately three metres wide in total (acknowledging that it may not be possible to provide a three metre strip for the entire length of the Footpath) securing landscaping and biodiversity improvements and other soft landscaping;

"Footpath" means the footpath from the Land to the Arthur Jacob Nature Reserve to Poyle Road as shown on Plan 4;

"Footpath Plan" means details of the Footpath and Enhanced Landscaping Strip which shall include details of:

- (a) detailed scalable drawings (section of level changes if applicable);
- (b) signage;
- (c) lighting and CCTV at the connection with Poyle Road;
- (d) boundary treatment;
- (e) connections to Land to the Arthur Jacob Nature Reserve which is west to the Land;
- (f) details of the landscaping improvements forming part of the Enhanced Landscaping Strip;
- (g) biodiversity information relating to the Enhanced Landscaping Strip;
- (h) soft landscaping and any planting forming part of the Enhanced Landscaping Strip;

"Highway Agreement" means an agreement under section 278 and section 38 (if applicable) of the 1980 Act under which the Highways Works will be carried out;

"Highway Works" means the footway, cycleway and crossing improvements to Poyle Road and works to the site access on Poyle Road which are described at a high level below and more fully shown on Plan 3 and shall include such variations, alterations or

additions to the above works as may be agreed between the Owner and the Council in writing;

- a) Highway works to form the revised main site access including uncontrolled crossing facility across the bellmouth and central island to prevent vehicles from turning right into the site (subject to road safety audit and associated restrictions on turning manoeuvres into and out of the Land);
- b) A new uncontrolled crossing point across Poyle Road to the south of the main site access subject to satisfactory road safety audit;
- c) A new uncontrolled crossing point across Poyle Road to the north of the main site access subject to satisfactory road safety audit, it being acknowledged that if the road safety audit concludes that a crossing to the north of the main site access cannot be safely provided the requirement to deliver this crossing as part of the Highway Works shall cease to apply but FOR THE AVOIDANCE OF DOUBT there shall be no less than one crossing provided;
- d) Works to the redundant vehicle access immediately to the north of the site access to remove the vehicle access and create a new footway;
- e) Bus stop landing area improvements for the northbound bus stop on Poyle Road including new kerbs and level access hardstanding area for passengers tying into the new path works;
- f) Works to formalise the emergency access including kerbing, surfacing, drop down bollard with fire brigade approved locks, and signage;
- g) Poyle Road Footway Works;
- h) Installation of signage (informed by a road safety audit) relating to permitted and prohibited turning manoeuvres (subject to a Traffic Regulation Order) carried out by vehicles when ingressing or egressing the Land;

"Index" means the consumer prices index published by the Office for National Statistics and if that index ceases to exist or is replaced or rebased then it shall include reference to any index which replaces it or any rebased index or in the event the index is not replaced, to an alternative reasonably comparable basis or index;

"Index Linked" means increased in accordance with the following formula:

Amount payable = the payment specified in this Deed x (A/B) where:

A = the figure for the Index that applied immediately preceding the date the payment is due; and

B = the figure for the Index that applied when the index was last published prior to the date of this Deed;

"Inspector" means the inspector appointed by the Secretary of State to preside over the public inquiry in relation to the Appeal;

"Land" means the land at Manor Farm, Poyle Road, Slough as shown edged red on Plan 1;

"Local Engagement Fund" means the sum of £42,500 (Forty-Two Thousand Five Hundred Pounds) to be paid to the Council for a programme of school and college engagement and community outreach centred on skills related to the Development and

the Government's Modern Industrial Strategy, including clean energy innovation, digital technology and construction;

"Monitoring Sum" means the sum of £500 (Five Hundred Pounds) towards the Council's officer costs of monitoring compliance with the obligations contained in this Deed;

"Occupation" means occupation of the Development or any part or Parcel thereof for the purposes permitted by the Planning Permission but not including:

- (a) occupation by personal engaged in construction, fitting out or decoration or
- (b) occupation for marketing or display or
- (c) occupation in relation to security operations or other substantially similar occupation,

and **"Occupy"**, **"Occupier"** and **"Occupied"** shall be construed accordingly;

"Parcel" means Parcel A and/or Parcel B of the Land as shown on Plan 2;

"Plan 1" means the plan attached to this Deed at Schedule 1 which shows the Land edged red;

"Plan 2" means the plan attached to this Deed at Schedule 1 which shows Parcel A and Parcel B;

"Plan 3" means the plan attached to this Deed at Schedule 1 which shows the Highway Works;

"Plan 4" means the plan attached to this Deed at Schedule 1 which shows the Footpath;

"Plan 5" means the plan attached to this Agreement at Schedule 1 which shows the indicative extent of Option B of the Poyle Road Footway Works;

"Planning Permission" means the planning permission to be granted by the Secretary of State in respect of the Application pursuant to the Appeal and any amendments or variations thereto;

"Poyle Road Footway Works" means the footway works that are either (i) expressly identified by the Secretary of State in his decision letter as being required to mitigate the impact of the Development or (ii) expressly identified by the Inspector in his report to the Secretary of State and where the Secretary of State has agreed with the Inspector's conclusions in respect of planning obligations, and being one of the following:

- (a) **Option A:** Construction of a new footway along Poyle Road as shown on Plan 3;
or
- (b) **Option B:** Construction of a new footway/cycleway along the length of the frontage of the site along Poyle Road as shown on Plan 5 PROVIDED THAT such works are within the highway maintainable at public expense and no third party consents (other than from the local highway authority) are required;

and in the absence of an express confirmation from the Secretary of State or Inspector as set out above, the Poyle Road Footway Works shall comprise Option A;

"Practical Completion" means in relation to construction works forming part of the Development completed in all material respects (but not including fitting out) such that a

certificate of practical completion in relation to such works can be issued under industry standard construction contracts for such works and **"Practically Complete"** shall be construed accordingly;

"Secretary of State" means the Secretary of State for Housing, Communities and Local Government (or such other person or organisation who has the jurisdiction from time to time to determine the Appeal) including an inspector who is appointed to act on his behalf;

"Section 73 Consent" a planning permission granted pursuant to Section 73 or 73B (once in force) of the 1990 Act which varies and/or removes any condition to or other part of a Planning Permission;

"Traffic Regulation Order" means a traffic order made by the Council to secure a right-turn only requirement and review/amendment of waiting restrictions in the vicinity of the Land;

"Traffic Regulation Order Contribution" means the sum of £6,000 (Six Thousand Pounds) towards the Traffic Regulation Order;

"Travel Plan" means the document submitted with the Application entitled "BREEAM Travel Plan" prepared by SLR Consulting Limited and dated 12 December 2024;

"Travel Plan Monitoring Fee" means the sum of £6,000 (Six Thousand Pounds) (Index Linked) to be paid by the Owner to the Council towards the Council's costs of evaluating, administering and monitoring the objectives of the Travel Plan;

"VAT" value added tax chargeable under the Value Added Tax Act 1994 and any similar replacement tax and any similar additional tax;

"Working Day" any Monday, Tuesday, Wednesday, Thursday and/or Friday (other than bank or public holidays in England).

- 1.2 Clause headings are used for convenience only and shall not affect the interpretation of this Deed.
- 1.3 A person includes a natural person, corporate or unincorporated body (whether or not having separate legal personality).
- 1.4 A reference to a company shall include any company, corporation or other body corporate, wherever and however incorporated or established.
- 1.5 Unless the context otherwise requires, words in the singular shall include the plural and in the plural shall include the singular.
- 1.6 Unless the context otherwise requires, a reference to one gender shall include a reference to the other genders.
- 1.7 A reference to any party shall include that party's personal representatives, successors and permitted assigns and in the case of the Council the successors to its statutory functions.
- 1.8 Unless the context otherwise requires, a reference to a statute or statutory provision is a reference to it as amended, extended or re-enacted from time to time.
- 1.9 Unless the context otherwise requires, a reference to a statute or statutory provision shall include any subordinate legislation made from time to time under that statute or statutory provision.

- 1.10 A reference to this Deed or to any other deed or document referred to in this Deed is a reference to this Deed or such other deed or document as varied from time to time.
- 1.11 Where in this Deed reference is made to a clause, paragraph, Schedule, part or plan it is to a clause, paragraph, Schedule, part or plan in this Deed.
- 1.12 Any words denoting an obligation on a Party to do any act matter or thing include an obligation to procure that it be done and any words placing a Party under a restriction include an obligation not to cause, suffer or permit any infringement of that restriction.
- 1.13 Any words following the terms including, include, in particular, for example or any similar expression shall be construed as illustrative and shall not limit the sense of the words, description, definition, phrase or term preceding those terms.
- 1.14 Where an obligation falls to be performed by more than one person, the obligation can be enforced against every person so bound jointly and against each of them individually.

2. Statutory Provisions

- 2.1 This Deed constitutes a planning obligation for the purposes of section 106 of the 1990 Act, section 111 of the Local Government Act 1972, section 1 of the Localism Act 2011 and any other enabling powers.
- 2.2 The covenants, restrictions and obligations contained in this Deed are planning obligations for the purposes of section 106 of the 1990 Act and are entered into by the Owner with the intention that they bind the interest held by such person in the Land and its successors and assigns.
- 2.3 The covenants, restrictions and obligations contained in this Deed are enforceable by the Council in accordance with section 106 of the 1990 Act.

3. Legal Effect

- 3.1 This Deed is conditional upon:
- (a) the grant of the Planning Permission by the Secretary of State; and
 - (b) the Commencement of Development.
- 3.2 Each clause, Schedule or paragraph shall be separate, distinct and severable from each other to the extent only that if any clause, Schedule or paragraph shall be held by the Courts to be void, invalid, illegal or unenforceable for any reason whatsoever but would be valid, legal and enforceable if severed or any wording was deleted or any time period reduced or scope of activities or area covered diminished then any modifications necessary to ensure such clause, Schedule or paragraph be valid, legal and enforceable shall apply without prejudice to any other clause, Schedule or paragraph contained herein.
- 3.3 The obligations, covenants, restrictions and undertakings imposed in this Deed are planning obligations relating to the Land made pursuant to section 106 of the 1990 Act
- (a) which are enforceable by the Council as local planning authority against the Owner; and
 - (b) which the Owner is satisfied comply with the requirements of Regulation 122 of the Community Infrastructure Levy Regulations 2010 (save for those obligations, covenants and undertakings contained herein which are not planning obligations for the purposes of section 106 of the 1990 Act).

4. Undertakings by the Owner to the Council

4.1 The Owner undertakes to the Council to:

- (a) observe and perform or cause to be observed and performed the obligations and covenants expressed to be given by the Owner at the times and in the manner provided herein;
- (b) to give at least ten Working Days' notice to the Council of:
 - (i) the intended Commencement Date;
 - (ii) commencement of above ground works in Parcel A;
 - (iii) Occupation of the Development;
 - (iv) Occupation of Parcel A.

4.2 The undertakings in this Deed are provided on the basis that the Council will:

- (a) only apply the monies received pursuant to this Deed towards their stated purpose (unless otherwise agreed by the Owner in writing);
- (b) return unspent monies to the Owner or relevant person who made the payment (if different) where any monies received pursuant to the terms of this Deed remain unspent or are not committed for expenditure within ten years from the date of payment; and
- (c) not unreasonably withhold or delay any approval, consent, expression of satisfaction or agreement required under this Deed.

5. Release

5.1 The undertakings contained in this Deed shall not be binding upon nor enforceable against:

- (a) any statutory undertaker or other person who acquires any part of the Land or interest therein for the purposes of the supply of heat cooling electricity gas water drainage telecommunication services or similar services or public transport services; and
- (b) any mortgagee or chargee of the whole or any part of the Owner's interest in the Land unless it takes possession of the Land or part thereof in which case it will be bound by this Deed as a person deriving title from the Owner PROVIDED THAT the mortgagee or chargee will not be liable for any pre-existing breach of obligations contained herein.

5.2 No person shall be liable for any breach of the covenants, restrictions or obligations contained in this Deed occurring after it has parted with all of its interest in the Land (but without prejudice to the liability of such person for any breach occurring prior to its parting with such interest).

6. Determination of Deed

6.1 The undertakings in this Deed (with the exception of Clause 8) shall cease to have effect if:

- (a) the Appeal is refused and either

- (i) no application is made to the High Court pursuant to section 288 of the 1990 Act; or
 - (ii) planning permission is refused by the Secretary of State on re-determination of the Appeal following a successful application pursuant to section 288 of the 1990 Act; or
- (b) before the Commencement of Development, the Planning Permission:
 - (i) expires;
 - (ii) is varied or revoked other than at the request of the Owner; or
 - (iii) is quashed following a successful legal challenge.

7. **Local Land Charge**

This Deed may be registered as a local land charge by the Council.

8. **Costs**

- 8.1 The Owner shall pay to the Council on or before the date of this Deed the Council's reasonable and proper legal costs together with all reasonable and proper disbursements incurred in connection with the preparation, negotiation, completion and registration of this Deed.
- 8.2 The Owner shall pay to the Council the Monitoring Sum prior to the Commencement of Development.

9. **Ownership**

- 9.1 Until all the covenants, restrictions and obligations in this Deed have been complied with, the Owner undertakes to give to the Council within ten Working Days, the following details of any conveyance, transfer or mortgage entered into in respect of all or any part of the Land:
 - (a) the name and address of the person to whom such disposition was made; and
 - (b) the nature and extent of the interest disposed of,

SAVE THAT this requirement shall not apply to any statutory undertakers or any other person who is not bound by the terms of this Deed pursuant to clause 5.1(b).

10. **No Fetter of Discretion**

Nothing (contained or implied) in this Deed shall fetter or restrict the Council's statutory rights, powers, discretions and responsibilities.

11. **Waiver**

No waiver (whether express or implied) by the Council of any breach or default by the Owner in performing or observing any of the covenants undertakings obligations or restrictions contained in this Deed shall constitute a continuing waiver (save where the waiver was by deed) and no such waiver shall prevent the Council from enforcing any of the said covenants undertakings obligations or restrictions or from acting upon any subsequent breach or default in respect thereof by the Owner.

12. **Future Permissions**

Nothing in this Deed shall prohibit or limit the right to develop any part of the Land in accordance with any planning permission (other than the Planning Permission or modification, variation or amendment thereof) granted after the date of the Planning Permission.

13. **Agreements and Declarations**

13.1 Nothing in this Deed constitutes a planning permission or an obligation to grant planning permission; and

13.2 Nothing in this Deed grants planning permission or any other approval, consent or permission required from the Council in the exercise of any other statutory function.

14. **Further Section 73 Consent**

In the event that a Section 73 Consent is granted by the Council after the date of this Deed and unless otherwise agreed by the Council (and notified to the Owner), with effect from the date that the Section 73 Consent is granted:

- (a) the obligations in this Deed shall (in addition to continuing to bind the Land in respect of the Planning Permission) relate to and bind all the Section 73 Consent and the Land itself without the automatic need to enter into any subsequent deed of variation or new agreement pursuant to Section 106 of the 1990 Act;
- (b) the definitions of Application, Development and Planning Permission in this Deed shall be construed to include references to any Section 73 Consent and the development permitted by such Section 73 Consent; and
- (c) this Deed shall be endorsed with the following words in respect of any Section 73 Consent:

"The obligations in this Deed relate to and bind the Land in respect of which a new planning permission referenced [] has been granted pursuant to Section 73 of the Town and Country Planning Act 1990 (as amended)"

PROVIDED THAT nothing in this clause shall fetter the discretion of the Council in determining any application(s) under Section 73 of the 1990 Act or of the appropriate nature and/or quantum of Section 106 obligations in so far as they are materially different to those contained in this Deed and required pursuant to a determination under Section 73 of the 1990 Act whether by way of a new deed or supplemental deed pursuant to Section 106A of the 1990 Act.

15. **Notices**

15.1 Any notice or other communication to be given under or in connection with this Deed shall be deemed to have been validly served if it:

- (a) is given in writing by recorded delivery;
- (b) is addressed as provided in clause 15.2 (as may be updated pursuant to clause 15.3);
- (c) refers to the name, date and party to this Deed and cites the clause of this Deed to which it relates;

- (d) otherwise complies with the provisions of section 196 of the Law of Property Act 1925 (as amended).

15.2 Subject to clause 15.3, the contact details for each party are:

- (a) For the Council:

Address: Slough Borough Council, Observatory House,
25 Windsor Road, Slough, Berkshire, SL1
2EL

Relevant addressee: Head of Development Management

Reference: P/10076/013

- (b) For the Owner:

Address: 26 New Street, St Helier, JE2 3RA

Relevant addressee: Charlie Withers, Development Director

Reference: P/10076/013

15.3 Notice by a party of a change to its name, address or relevant addressee for the purposes of this clause shall only be effective on:

- (a) the date specified in the notification as the date on which the change is to take place; or
- (b) if no date is specified or the date specified is less than five clear Working Days after the date on which notice is received, the fifth Working Day after notice of any such change is given.

16. **Third Party Rights**

A person who is not a party to this Deed shall not have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this Deed.

17. **Value Added Tax**

All consideration given in accordance with the terms of this Deed shall be exclusive of any VAT properly payable in respect thereof.

18. **Disputes**

18.1 Where the Owner and Council are in dispute or disagreement or have any differences relating to any matter the subject of or connected with this Deed or its meaning or construction ("**Dispute**") then (without prejudice to any provision in this Deed which specifies a particular timescale for the resolution or determination of any matter) they may agree that such dispute shall be determined in accordance with this clause 18 and where the parties are in agreement any party to the Dispute may at any time require by notice that the Dispute shall be referred for determination in accordance with the provisions of this clause.

18.2 Where a Dispute is referred determination it shall be resolved by the decision of a single expert (the "**Expert**") qualified to deal with the subject matter of the Dispute who shall either be jointly nominated by the parties within a period of five Working Days following notice given pursuant to clause 18.1 (or such longer period as may be agreed between

the parties to the Dispute) or failing agreement on such nomination the expert shall be nominated by the President for the time being of the Law Society.

- 18.3 The determination of the Expert (including any determination as to the responsibility for payment of their own costs and those of the parties) shall be final and binding upon the parties.
- 18.4 The terms of reference of any Expert appointed to determine a Dispute shall include the following:
- (a) they shall call for representations from all parties with ten Working Days of a reference to them under this Deed and shall require the parties to exchange representations within this period;
 - (b) they shall allow the parties ten Working Days from the expiry of the ten Working Days period referred to in clause 18.4(a) to make counter-representations;
 - (c) any representations or counter-representations received out of time shall be disregarded by the Expert;
 - (d) they shall provide the parties with a written decision (including reasons) within ten Working Days of the last date for receipt of counter-representations;
 - (e) they shall be entitled to call for such independent expert advice as they think fit; and
 - (f) their costs and the costs of any independent expert advice called for by the Expert shall be included in their award.
- 18.5 Unless the Expert shall decide otherwise the costs of any reference to the Expert shall be borne equally by the parties to the Dispute.

19. **Governing Law**

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

20. **Compliance With Regulation 122**

If the Secretary of State concludes in their Appeal decision letter that any of the planning obligations set out in this Deed fail to satisfy any one of the tests for planning obligations set out at Regulation 122(2) of the Community Infrastructure Levy Regulations 2010 (as amended) and accordingly attaches no weight to that obligation in determining the Appeal then the relevant obligation(s) shall from the date of the Appeal decision letter immediately cease to have effect and the Owner shall be under no obligation to comply with it.

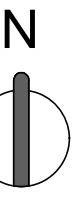
IN WITNESS WHEREOF this document has been executed as a deed by the Owner and is delivered and takes effect on the date stated at the beginning of it.

Schedule 1

Plans

1. Plan 1 - Land
2. Plan 2 – Parcels
3. Plan 3 – Highway Works
4. Plan 4 – Footpath
5. Plan 5 – Poyle Road Footway Works – Option B

PLAN 1



NOTES:

Do not scale for construction. Figured dimensions only to be taken from this drawing. Check dimensions on site and report discrepancies back to the Architect. All areas have been measured from current drawings. They may vary because of (e.g) survey, Construction tolerances, Statutory requirements or re-definition of the area to be measured.

This drawing has been prepared in accordance with the scope Corgan's appointment to it's Client and subject to the T&Cs of that appointment. Corgan accepts no responsibility for the use of this document for any other purpose.

This drawing is to be read in conjunction with all relevant drawings and specifications from other disciplines. Please refer to Civil, Landscape and M&E drawing where referenced.

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LEGEND

 SITE BOUNDARY
20.10 Acre

 ADJACENT OWNERSHIP BOUNDARY
54.51 Acre

TOTAL BOUNDARY AREA
74.61 Acre

P02	PANICES, B BOUNDARY UPDATE	20 02 25	DB
P01	ISSUE FOR PLANNING	12 12 24	J5
Rev	Revision Description	Date	Author/ Reviewer

PLANNING

Client: Manor Farm Propco Limited

Project: Manor Farm

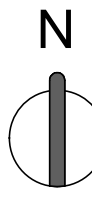
Address: Poyle Road, Slough, SL3 0BE
England, U.K.

Title:
SITE LOCATION PLAN

Scale	1:1250	Size	A0
Date	12.12.2024	Draws	15
Job Number	24353.0000	Checked	YC

Project	Originator	Functional Breakdown	Spatial Breakdown	Form	Discipline	Number
STATUS		S3	REVISION		P02	

PLAN 2



NOTES:

Do not scale. Figured dimensions only to be taken from this drawing. Check dimensions on site and report discrepancies back to the Architect.

All areas have been measured from current drawings. They may vary because of (e.g) survey, Construction tolerances, Statutory requirements or re-definition of the area to be measured.

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This drawing has been produced using information extracted from the following documents:

-Appendices within document titled "Consolidated report on title - Manor Farm(101853518.2)".

-669641602aedd1fe62d60e06.pdf

-IP10017 - Illustrative Plan

To avoid potential discrepancies and to ensure accuracy on title boundaries, Corgan recommend the client appoint a specialist to conduct a Cadastral

survey

LEGEND

- LAND PARCEL BOUNDARY

- ADJACENT OWNERSHIP BOUND

- LINK ROAD

- PARCELA**

-

- 
- PARCEL B

Land Parcel Areas	
Name	Area
LINK ROAD	5,381.26 m ²
PARCEL A	57,884.35 m ²
PARCEL B	18,331.99 m ² 81,597.60 m ²

P01	SESS Boundary Updated	20.11.06	
Rev	Revision Description	Date	Author/ Reviewer

FOR INFORMATION

Client: Tritax Limited

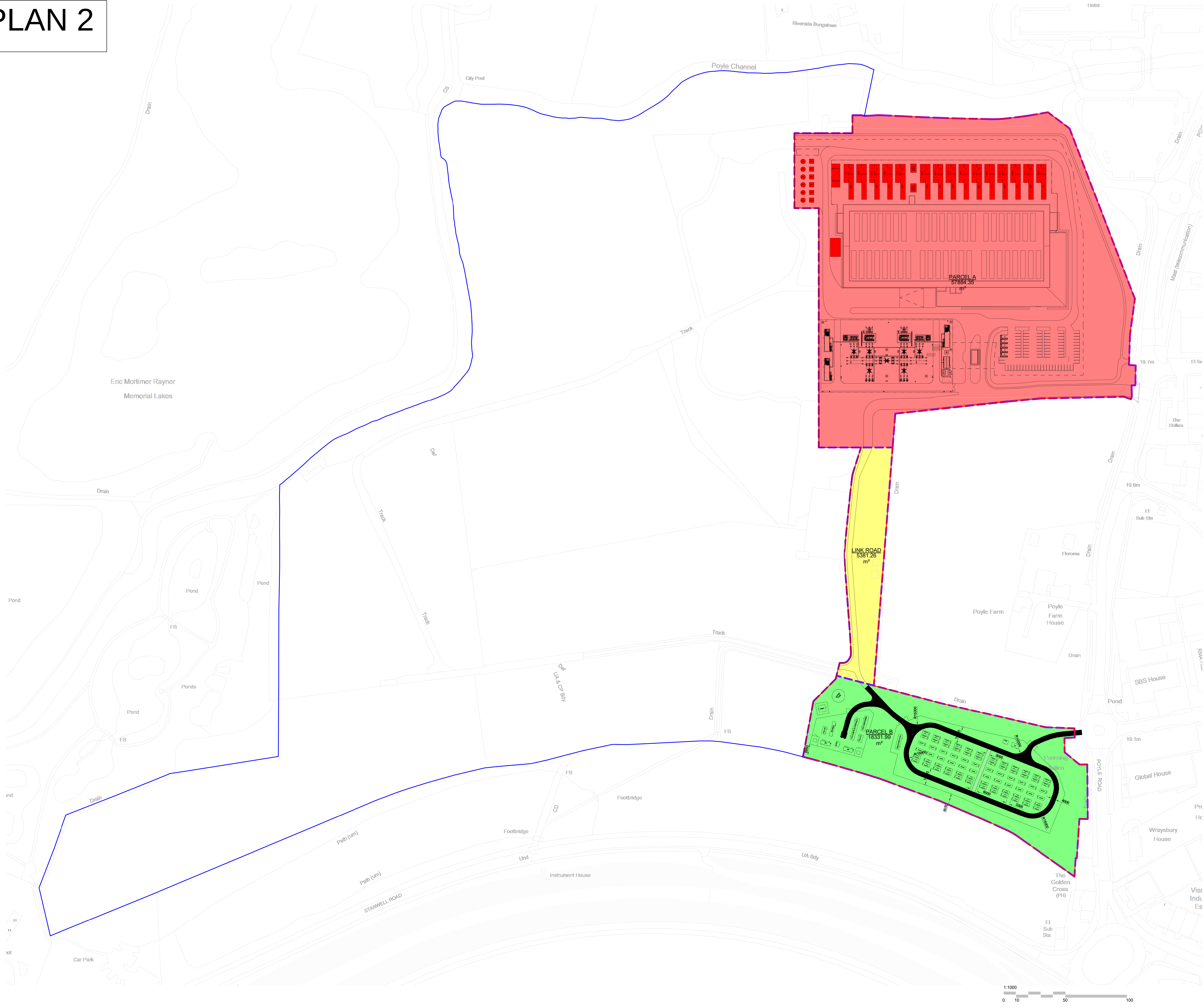
Project: Manor Farm

Address: Poyle Road, Slough, SL3 0BL,
England, U.K.

Title:
LAND PARCEL AREAS

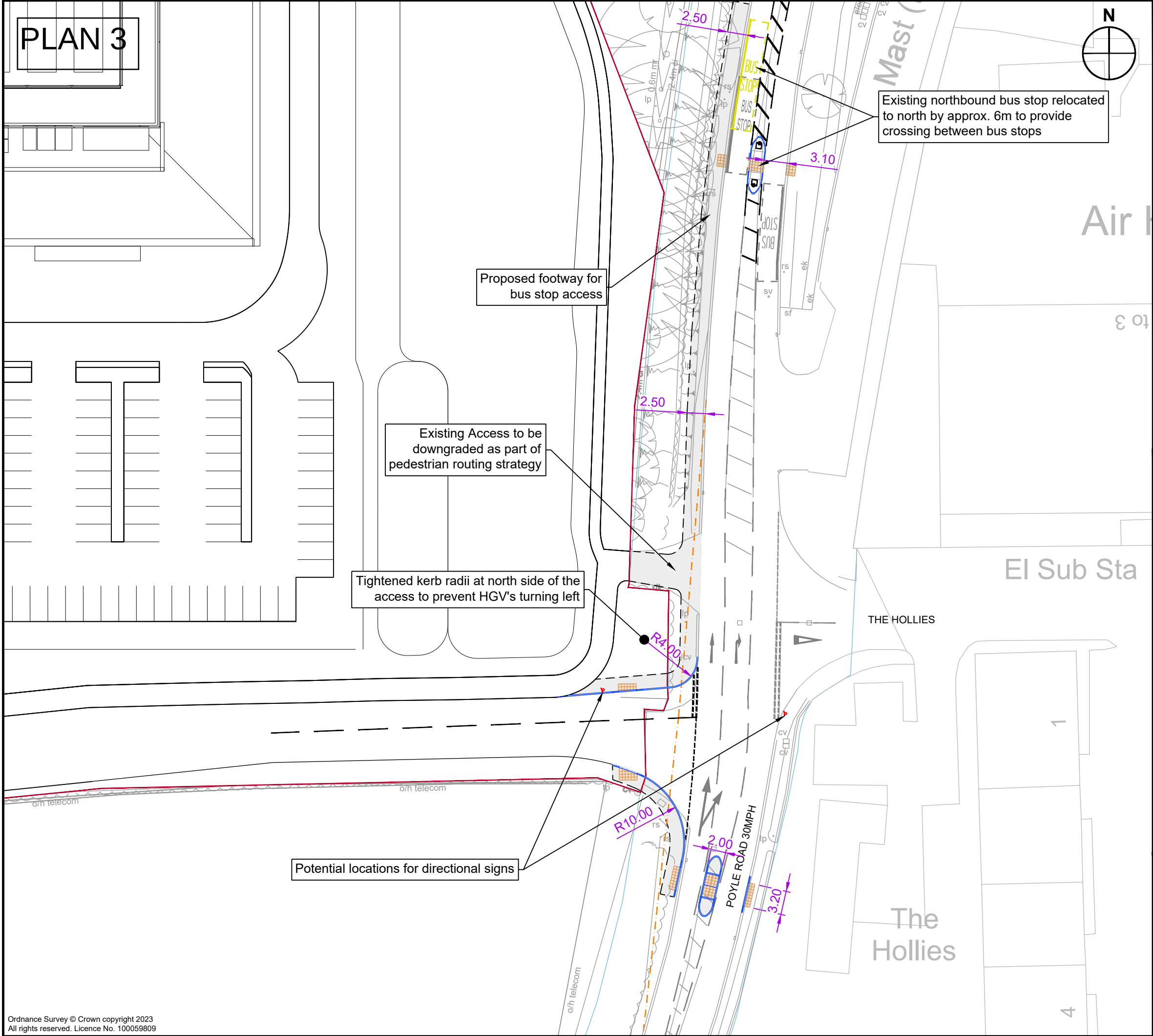
Scale	As indicated	Size	AO
Data		Draws	Author
Job Number	24353.0000	Checked	Checker

CON - COR - ZZ - ZZ - D - A - 00113						
Project	Originator	Functional Breakdown	Spatial Breakdown	Form	Discipline	Number
STATUS		S1	REVISION		P01	



1:1000

0 10 50 100



Notes:
1. This is not a construction drawing and is intended for illustrative purposes only.
2. White lining is indicative only.

Key	
	Extent of Public Highway
	Site boundary
	Proposed kerb
	Proposed edging kerb
	Proposed road markings
	Proposed footway
	2.4m x 43m Visibility Splay

F	Minor amendments	NS	JW	13.10.25
E	Amendments to layout	NS	JW	10.10.25
D	Layout updated	JB	EW	12.12.24
C	Layout updated	JB	EW	31.10.24
B	Layout updated	JB	EW	15.10.24
A	REVISED MASTERPLAN ADDED.	KR	EW	31.07.24

REV.	DETAILS	DRAWN	CHECKED	DATE
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STATUS:

INFORMATION ONLY

CLIENT:

MANOR FARM PROPCO LIMITED

PROJECT:

Manor Farm, Poyle

DRAWING TITLE:

Access Design Option 2

SCALES:

1:500 at A3

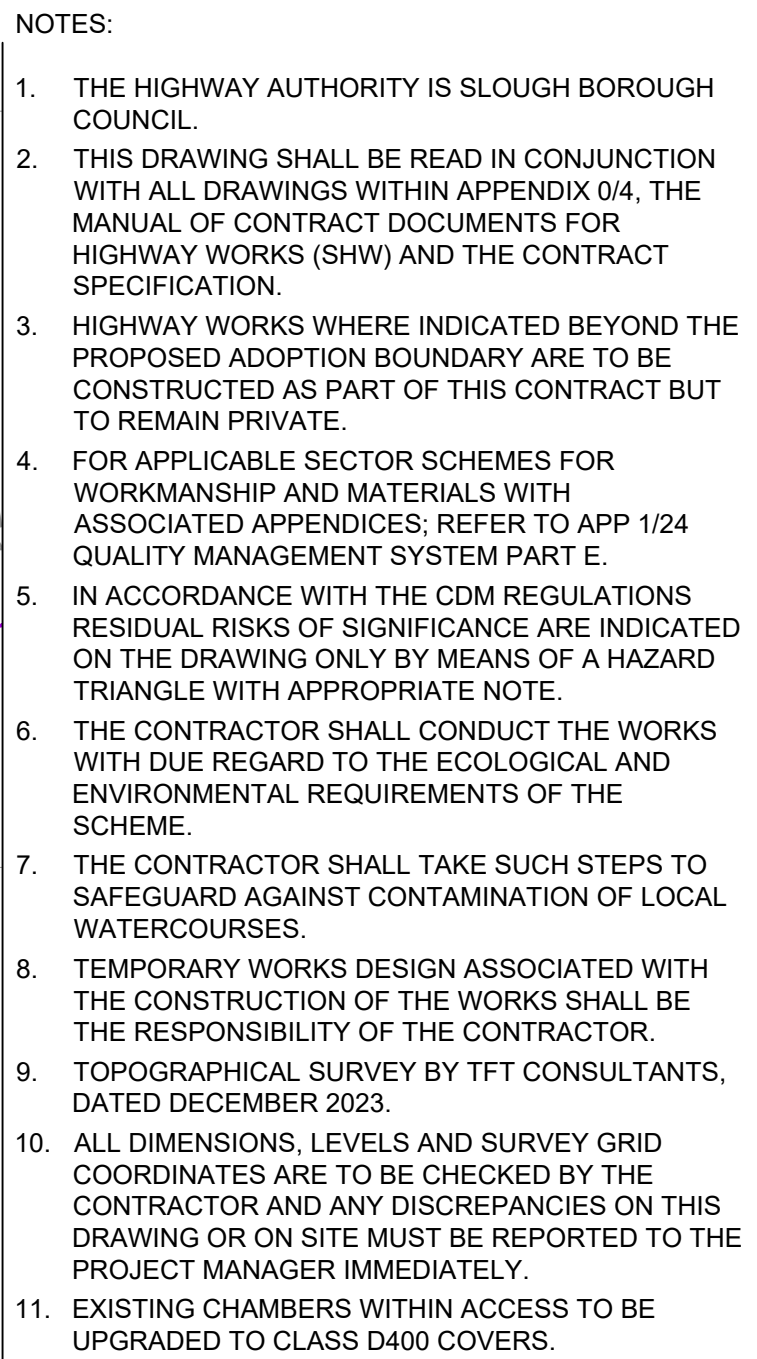
DRAWN: NS

CHECKED: JM

DATE: 22.11.2023

DRAWING NUMBER: 237679/PD02

REVISION: F



LEGEND:

	Existing Road to receive a new surface course
	Minor Access Road - Bituminous
	Proposed Verges
	Proposed HB2 Half battered kerb
	Proposed Bullnosed Kerb (6-0mm upstand)
	Proposed Beany Block Kerb
	Proposed Transition Kerb
	Estimated Existing Kerb
	Existing Highway Boundary (Interpreted from Slough Borough Council Records)
	S278 Boundary

AWAITING TECHNICAL
APPROVAL

This drawing has NOT been technically approved
by Local Authority and/or Water Authority.
All works subject to change through technical
review process with relevant approving authorities.



CONSTRUCTION

1. OPERATIVES TO TAKE PRECAUTIONS WHEN WORKING ADJACENT TO OR WITHIN DEEP EXCAVATIONS. METHOD STATEMENT TO BE PRODUCED BY CONTRACTOR PRIOR TO WORKS COMMENCING.
2. ATTENTION IS DRAWN TO THE EXISTENCE OF BOTH EXISTING UNDERGROUND AND SURFACE HAZARDOUS SERVICES.

ENVIRONMENTAL	1. EXISTING WATERCOURSES IN CLOSE PROXIMITY TO WORKS, A POLLUTION PREVENTION STRATEGY AND WORKING METHOD STATEMENTS TO BE PRODUCED BY THE CONTRACTOR FOR ALL WORKS. 2. CONSIDERATION GIVEN TO NOISE LEVELS GIVEN PROXIMITY TO EXISTING PROPERTIES. 3. CONSIDERATION GIVEN TO GROUND CONDITIONS, CONTRACTOR TO REVIEW GEOTECHNICAL REPORT PRIOR TO UNDERTAKEN EXCAVATION WORKS.
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WORK CAN ONLY BE CARRIED OUT BY SUITABLY TRAINED AND BRIEFED PERSONNEL.

P01	First issue	24.09.25	GB	NS	NS
Rev	Amendments	Date	By	Chk	Auth



www.slrconsulting.com

Drawing Status & Suitability Code	
FOR STAGE APPROVAL	S4

Client	MANOR FARM PROPCO LIMITED
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Project	MANOR FARM, POYLE
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Drawing Title
EMERGENCY ACCESS
GENERAL ARRANGEMENT PLAN

Scale 1:100 @ A1		SLR Project No. 425.065619.00001	
Designed GB	Drawn GB	Checked NS	Authorised NS
Date 15.09.2025	Date 15.09.2025	Date 24.09.2025	Date 24.09.2025

Drawing Number 065619-SLR-HGN-S278-DR-CH-0105	Rev. P01
---	--------------------

Plan 4

NOTES:

Do not scale for construction. Figured dimensions only to be taken from this drawing. Check dimensions on site and report discrepancies back to the Architect. All areas have been measured from current drawings. They may vary because of (e.g) survey, Construction tolerances, Statutory requirements or re-definition of the area to be measured.

This drawing has been prepared in accordance with the scope Corgan's appointment to it's Client and subject to the T&Cs of that appointment. Corgan accepts no responsibility for the use of this document for any other purpose.

This drawing is to be read in conjunction with all relevant drawings and specifications from other disciplines. Please refer to Civil, Landscape and M&E drawing where referenced.

LEGEND

SITE BOUNDARY
20.10 Acre

INDICATIVE ROUTE OF PROPOSED PEDESTRIAN FOOTPATH BEYOND DEVELOPMENT SITE BOUNDARY.

ROUTE OF PROPOSED PEDESTRIAN FOOTPATH WITHIN DEVELOPMENT SITE BOUNDARY.

P01	ISSUE FOR PLANNING	12.12.24	JB
P02	PARCEL B BOUNDARY UPDATE	20.02.25	DB
P03	PEO PATH	01.06.25	DB
Rev	Revision Description	Date	Author/Reviewer

PLANNING

Client: MANOR FARM PROPCO
LIMITED

Project: Manor Farm

Address: Poyle Road, Slough, SL3 0BL,
England, U.K.

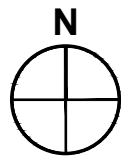
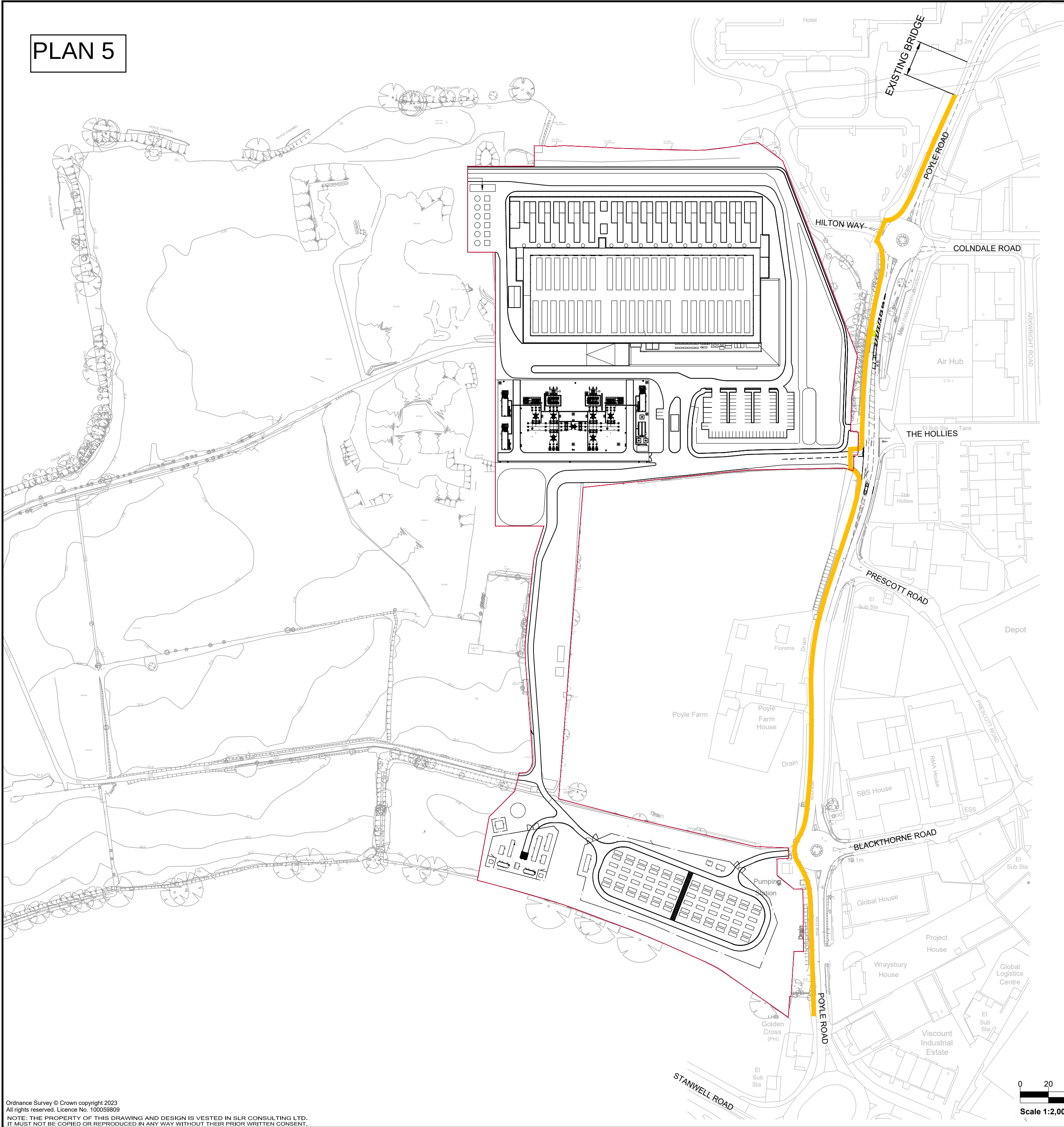
Title:
PROPOSED SITE PLAN - S106 FOOTPATH
DRAWING

Scale	1 : 1000	Size	A0
Date	31.01.2025	Drawn	YC
Job Number	24353.0000	Checked	JB

MF1 - COR - ZZ - ZZ - D - A - 00111

STATUS	S3	REVISION	P01
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PLAN 5



Notes:
1. This is not a construction drawing and is intended for illustrative purposes only.
2. White lining is indicative only.

Key

- Site Boundary
- Potential Extent of Shared Use Route

REV.	DETAILS	DRAWN	CHECKED	DATE
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STATUS:
INFORMATION ONLY

CLIENT:
MANOR FARM PROPCO LIMITED

PROJECT:
Manor Farm, Poyle

DRAWING TITLE:
Potential Extent of Shared Use Route along Poyle Road

SCALES:
1:2000 at A2

DRAWN:	NS	CHECKED:	JW	DATE:	22.10.2025
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DRAWING NUMBER: 237679/PD15	REVISION: .
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Schedule 2

Employment and Skills

1. **Community Development and Skills Strategy**

- 1.1 The Owner undertakes to the Council that it shall:
- (a) submit the Community Development and Skills Strategy to the Council prior to Commencement of Development; and
 - (b) not Commence Development until it has submitted the Community Development and Skills Strategy to the Council.
- 1.2 The Owner shall thereafter submit to the Council from the date of commencement of construction and thereafter for a period of five years from Occupation after Commencement of Development a yearly monitoring report to evidence to show the Owner is complying with the Community Development and Skills Strategy PROVIDED THAT the Owner shall not be required to submit a monitoring report for a period of longer than 10 years.
- 1.3 The Owner shall thereafter comply with the approved Community Development and Skills Strategy.
- 1.4 The Owner shall pay to the Council a Community Development and Skills Strategy Monitoring Contribution upon the Commencement of Development.
- 1.5 The Owner shall not Commence Development until the Owner has paid to the Council the Community Development and Skills Strategy Monitoring Contribution.

2. **Local Engagement Fund**

- 2.1 The Owner undertakes to the Council as follows:
- (a) to pay the Local Engagement Fund to the Council prior to Occupation of the Development;
 - (b) not to Occupy or permit Occupation until the Local Engagement Fund is paid to the Council.

Schedule 3

Travel and Highways

1. **Travel Plan**

- 1.1 The Owner undertakes to the Council as follows:
- (a) to pay to the Council the Travel Plan Monitoring Contribution prior to First Occupation of the Development;
 - (b) not to Occupy or permit Occupation until the Travel Plan Monitoring Contribution has been paid in full to the Council; and
 - (c) to implement the Travel Plan for a period of not less than five (5) years from the date of Occupation of the Development, and use reasonable endeavours to ensure that each of the targets in the Travel Plan are met.

2. **Highway Works**

- 2.1 The Owner shall not Occupy the Development until it has entered into the Highway Agreement.
- 2.2 The Owner shall not Occupy the Development until it has carried out and completed the Highway Works in accordance with the Highway Agreement, PROVIDED THAT and for the avoidance of doubt the above restrictions on Occupation shall not require completion of any maintenance period specified under the Highway Agreement nor any remedial works required pursuant to the said agreements.

3. **Bus Stop Improvement Contribution**

- 3.1 The Owner shall pay the Bus Stops and Infrastructure Improvement Contribution to the Council prior to the Commencement of Development.
- 3.2 There shall be no Commencement of Development until the Bus Stops and Infrastructure Improvement Contribution is paid in full to the Council.

4. **Traffic Regulation Order Contribution**

- 4.1 The Owner shall pay the Traffic Regulation Order Contribution towards the drafting, advertising and making of the Traffic Order to the Council prior to the Commencement of Development.
- 4.2 There shall be no Commencement of Development until the Owner has paid the full Traffic Regulation Order Contribution towards the drafting, advertising and making of the Traffic Order to the Council.

Schedule 4

Footpath and Enhanced Landscaping Strip

1. **Footpath works**

1.1 The Owner undertakes to the Council as follows:

- (a) to submit the Footpath Plan to the Council prior to commencement of above ground works in Parcel A;
- (b) not to commence above ground works in Parcel A until the Footpath Plan has been approved in writing by the Council;
- (c) to Practically Complete the Footpath and Enhanced Landscaping Strip and make them available for use by the public prior to Occupation of Parcel A; and
- (d) not to Occupy Parcel A until the Footpath and Enhanced Landscaping Strip are Practically Complete and have been made available for use by the public.

2. **Public right of way**

- 2.1 For a period of five years from Occupation of Parcel A the Owner shall use reasonable endeavours to enter into public path creation agreements under section 25 of the Highways Act 1980 with the Council to provide for the dedication of the Footpath.
- 2.2 For a period of five years from Occupation of Parcel A the Owner shall use reasonable endeavours to enter into public path creation agreements under section 25 of the Highways Act 1980 with Royal Borough of Windsor and Maidenhead to provide for the dedication of the Footpath.
- 2.3 Following dedication of the Footpath pursuant to the public path creation agreements referred to in paragraphs 2.1 and 2.2, the obligations in paragraph 3 shall determine and cease to have effect PROVIDED THAT where part of the Footpath is dedicated such paragraph 3 shall continue to have effect in respect of any part of the Footpath that has not yet been dedicated.

3. **Access to the Footpath**

3.1 Subject to paragraph 2, the Footpath shall be made available for public use from Occupation of Parcel A PROVIDED THAT the Owner may temporarily close the Footpath for the following reasons:

- (a) occasional temporary closure (not exceeding one day) at any time in any calendar year to assert rights of proprietorship to prevent public or private rights from coming into being by means of prescription or other process of law;
- (b) requirement for works of maintenance, repair, cleaning, renewal or resurfacing to be carried out;
- (c) where closure is necessary for good estate management;
- (d) where there is a risk to public health and safety;
- (e) where closure is necessary because of the lawful requirements of the police or any other competent authority; and

- (f) if the Council and the Owner agree that the temporary closure is appropriate for some other proper reason,

provided that the Footpath shall be re-opened as soon as reasonably practicable after each such closure.

Signatures

The Owner

Signed as a deed by **MANOR FARM
PROPCO LIMITED**, a company
incorporated in Jersey, acting by:

) Signature in the name of the company
) **MANOR FARM PROPCO LIMITED**
) Signature of:
)

and

Authorised signatory

who, in accordance with the laws of that
territory are acting under the authority of the
company

Signature of:

Authorised signatory

In the presence of:

Witness Signature:

Witness Name:

Witness Address:

Witness Occupation: