

| Planning obligation |                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Regulation 122 Assessment                                                                                                                                                                                                             |
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| Detail              | Amounts (all to be Index linked) | Trigger points                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                       |
| HMMP                |                                  | <p>Securing of the BNG offsite for 30 years</p> <p>No development shall commence unless and until an HMMP prepared in accordance with an approved Biodiversity Gain Plan, has been submitted to and approved in writing by the Local Planning Authority. The HMMP shall include:</p> <ul style="list-style-type: none"> <li>• a non-technical summary</li> <li>• the roles and responsibilities of the people or organisation(s) delivering the HMMP</li> <li>• the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan</li> <li>• the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the approved completion date of the development</li> <li>• the monitoring methodology and frequency in respect of the created or enhanced habitat</li> </ul> <p>Notice in writing shall be given to the local planning authority when the:</p> <ul style="list-style-type: none"> <li>• HMMP has been implemented</li> <li>• habitat creation and enhancement work as set out in the HMMP have been completed.</li> </ul> | <p><b>Necessary</b> – Yes</p> <p><b>Directly related</b> – Yes, to secure a BNG for the site in accordance with Section 7A of the TCPA 1990</p> <p><b>Fairly and reasonably related in scale and kind</b> – Yes, policy compliant</p> |

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|                |                                                                                                        | <ul style="list-style-type: none"> <li>The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP or such amendments as agreed in writing by the local planning authority.</li> </ul> <p>Monitoring reports shall be submitted to the local planning authority in writing for approval in accordance with the methodology and frequency specified in the approved HMMP.</p> |                                                                                                                                                                                                                                   |
| BNG Monitoring | <p>£4,517.76</p> <p>(8 hours * 70.59 (hourly rate) = 564.72 * 8 (monitoring intervals) = £4,517.76</p> | Prior to commencement of development                                                                                                                                                                                                                                                                                                                                                                                                                     | <p><b>Necessary</b> – Yes, for monitoring purposes</p> <p><b>Directly related</b> – Yes; provision would be provided off-site</p> <p><b>Fairly and reasonably related in scale and kind</b> – Yes, amount is policy compliant</p> |