



FAO: Mark Pullin,
Chief Planning Officer
Ebbsfleet Development Corporation
The Observatory,
Castle Hill Drive,
Ebbsfleet Valley
DA10 1EE

26/06/2024

Dear Sirs,

Eastern Quarry Section 106 Agreement dated 28 March 2018 (the “s106 Agreement”) as varied on []

Request for Release from the Released Obligations

We confirm for the purposes of this correspondence that the “Released Obligations” are defined as relating specifically to the provision of positive obligations relating to :

Paragraph 2.1 and Paragraph 2.6 of Schedule 5;

Paragraph 3.3, Paragraph 3.3A and Paragraph 5.2A of Schedule 7;

Paragraph 3.1 of Schedule 8; and

Paragraph 12 of Schedule 9

We hereby confirm, that the residential parcel shown marked highlighted and edged in Red on the attached plan and known as as Alkerden Parcel One Phase Two (“AP1P2”) is due to be transferred to Redrow Homes on or just after 18th July 2024 This parcel of land has capacity for a further 272 units land payments are key to securing the Released Obligations. Land Payments of £ 6,778,940 each will be made at Completion and 12 months thereafter the second payment being secured by a Legal Charge.

As is the case with just those developers whose occupations fall during the construction and completion timeline for the Released Obligations ,The Contract with Redrow Homes requires us to ensure upon transfer of the Funds Redrow Homes are released from the Released obligations

These land payments are critical to our cashflow and in particular commencement of the construction of the Temporary School due to open in September 2025. This temporary school is being provided to ensure that local

Eastern Quarry Ltd – Registered Number 04103953
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education demand is met and will comprise temporary classrooms dining and play facilities for four forms of year 7 together with an additional 2 community pitches

The payments are to be paid into an account with co-signatories to the account being Henley Camland 801 Ltd(for its wholly owned subsidiary Eastern Quarry Ltd) and Homes England. Monies from this account have to be spent delivery of the Infrastructure and S106 obligations required to service the parcel , such as the aforementioned temporary School and no debt, interest or equity repayment can be made until obligations are satisfied.

We would be obliged if EDC could provide written confirmation by return that the provision of the above arrangements following the disposal of residential parcel AP1P2 will provide satisfactory assurance to EDC that sufficient pro-rata funds have been paid into the account in discharge of the Released Obligations as relates to residential parcel AP1P2, and that that EDC are not minded to enforce the provisions of the Released Obligations relating to parcel AP1P2

We confirm, in turn, that following receipt of EDC's written confirmation and subsequent the receipt of payment that we will provide further written notice that such funds have been received within 10 working days.

We look forward to your early response.

Yours faithfully

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For Eastern Quarry Ltd

P Nelson

Director