




National Infrastructure Planning  
Temple Quay House  
2 The Square  
BS1 6PN

Date 29 April 2025  
Your ref 20049000  
Our ref TE\TE\107278\224  
Direct Line   
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Dear Sirs,

**EN010128 – Deadline 6: Update Following Deadline 5 Regarding BNG Deeds of Obligation**



**IP Number: 20049000**

1. This submission is made by Bevan Brittan LLP on behalf of Tilfen Land Limited (UK company registration number 3685753, referred to as "Tilfen"), as owner of the relevant land and also by its parent entity, Peabody Trust (a registered society, UK registered number RS007741), which owns Tilfen.
2. Together, Tilfen and the Peabody Trust will be referred to as "Peabody" in this submission, and the relevant land as the "Peabody Land".
3. Further to our Deadline 5 submission dated 25 March 2025, we write to provide an update to the ExA regarding the deeds of obligations relevant to the Peabody Land. As previously stated, Bevan Brittan is instructed by Peabody to review and negotiate the terms of a deed of obligation to secure biodiversity net gain relating to the Applicant's development.
4. The draft deeds of obligation comprise: a) Deed of Obligation in respect of the BNG Opportunity Area Land (referred to as Obligation A); and b) Deed of Obligation in respect of the Mitigation and Enhancement Area (referred to as Obligation B) (together the "Draft Deeds of Obligation").
5. Following our Deadline 5 submission, we continue to engage with the Applicant's solicitors regarding both Draft Deeds of Obligation. While discussions are progressing, the parties have yet to reach mutual agreement on viable terms for both documents, and the Draft Deeds of Obligation therefore remain subject to further review and amendment.
6. As previously stated, Peabody must ensure any agreement entered into adequately protects its interests and contains terms which are commercially acceptable to it. We will provide a further update to the ExA at Deadline 7.

Yours faithfully,



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