

Our ref: Proj Director or Proj Associate initials / Job Number

[INSERT BENEFICIARY NAME HERE]

[INSERT BENEFICIARY ADDRESS HERE]

- masterplanning ■
- environmental assessment ■
- landscape design ■
- urban design ■
- ecology ■
- architecture ■
- arboriculture ■
- graphic design ■

22<sup>nd</sup> September 2023

Lockington Hall  
Lockington  
Derby  
DE74 2RH

Tel: 01509 672772  
mail@fpcr.co.uk  
www.fpcr.co.uk

Dear Sirs

**Documents relating to the Site known as Deal, Cross Road 2021 - 001 ("the Development")**

We have been engaged by Gladman Developments Limited ("the Client") to carry out Ecological Services, Arboricultural Services and Landscape Services ("the Services") in relation to the Development and have prepared the following reports and/or drawings ("the Documents"):

| <u>Ref</u> | <u>Author</u> | <u>Document Title</u>                    | <u>Rev</u> | <u>Dated</u> |
|------------|---------------|--|------------|--------------|
| 1.         | FPCR          | Location Plan 7572 – L 10                |            | Jun 21       |
| 2.         | FPCR          | Landscape and Visual Appraisal           | Rev A      | Nov 21       |
| 3.         | FPCR          | Development Framework Plan 7572 – L – 12 | Rev E      | Mar 21       |
| 4.         | FPCR          | Green infrastructure Vision Document     | Rev B      | Mar 22       |
| 5.         | FPCR          | Ecological Appraisal Rev A               | Rev A      | Nov 21       |
| 6.         | FPCR          | Arboricultural Assessment                |            | Nov 21       |

At the request of the Client, and in consideration of the payment of one pound (£1.00) by [ ] Limited ("the Beneficiary") to us, receipt of which we acknowledge, we agree to allow the Beneficiary to use, copy and rely on the content of the Documents.

We warrant that we have used the reasonable skill and care to be expected of a professional competent and experienced consultant of the relevant discipline in the preparation of the Documents.

FPCR Environment and Design Limited.  
Registered in England No: 7128076. Registered Office: Lockington Hall, Lockington, Derby DE74 2RH

Details of Directors and Associates are available on our website.

Offices also at  
Addlepool Business Centre Clyst St George, Exeter, Devon EX3 0NR  
York Biotech Campus, Sand Hutton, York YO41 1LZ  
Studio 2 Dunley Hill Court, Dunley Hill Farm, Ranmore, Dorking, Surrey RH5 6SX  
Aizlewoods Mill, Nursery Street, Sheffield S3 8GG

We acknowledge that in acquiring an interest in the Development the Beneficiary has relied on and will rely on our skill and judgment in preparing the Documents and the designs contained in the Documents (if any).

Copyright in the Documents will remain vested in us but we hereby grant to the Beneficiary, or where we do not own the copyright in the Documents shall use reasonable endeavours to procure the grant to the Beneficiary of, an irrevocable, royalty-free and non-exclusive licence to copy and use the Documents for any purpose related to the Development. At the request of the Beneficiary and upon the Beneficiary agreeing to pay the reasonable copying costs of the Consultant, we shall provide copies of the Documents to the Beneficiary.

We shall not be liable for any use of the Documents by the Beneficiary or its assigns for any purpose other than that for which the same were prepared and provided.

Notwithstanding the above, the Beneficiary should note that the Documents were prepared in response to the particular instructions of the Client at the time and due to the changing nature of ecology the physical state of the site and/or the environmental legislation may have changed in the intervening period.

We warrant that we have in place and shall maintain with reputable insurers carrying on business in the United Kingdom, from the date of the earlier of the Documents until 12 (twelve) years after the date of the later of the Documents, professional indemnity insurance with a limit of not less than £5,000,000 (Five million pounds) for any one claim or series of claims (but in the aggregate for pollution and contamination claims) of such lesser sum should such insurance at such level become unavailable to organisations of equivalent size and type to us at commercially reasonable rates and on commercially sensible terms. Upon request from time to time, we shall produce to the Beneficiary for inspection documentary evidence in the form of an insurance certificate that professional indemnity insurance is being maintained.

The Beneficiary may not commence any legal action against us under this letter after 12 years from the date of the last Document.

The Beneficiary may assign the benefit and rights under this letter on a maximum of two (2) occasions by giving written notice to us.

**Executed as a Deed  
For and on behalf of FPCR Environment and Design Ltd:**

Director: Name .....

Signed .....

Director: Name .....

Signed .....