

*Purchaser to be confirmed*

12 November 2024

Dear Housebuilder,

**Land at Sellindge, Ashford Road, 2019-070**

This letter certifies that we were employed by Gladman Developments Ltd to provide professional services (the "Services") in relation to the preparation of the following in respect of the Site (the 'Reports'):

- Development Framework Plan CSA/4509/122, Rev E, dated 31st May 2024
- Illustrative Masterplan CSA/4509/124, Rev C, dated 11th June 2024
- Site Location Plan CSA/3256/114 Rev A, dated 27th November 2023
- EclA Addendum and Outline Bat Sensitive Lighting Strategy 4509/17, dated June 2024
- EclA Addendum and Outline Bat Sensitive Lighting Strategy 4509/17, dated July 2024
- Ecological Impact Assessment CSA/4509/06, Rev C, dated 16th April 2024
- Biodiversity Net Gain Design Stage Report CSA/4509/16, Rev B, dated 16th April 2024
- Information to Inform Habitats Regulations Assessment. CSA/4509/04, dated Rev C 16th April 2024
- Results of Tree Surveys for Bats, dated September 2024
- Landscape and Visual Impact Assessment CSA/4509/02, Rev D, dated 27th November 2023
- Arboricultural Impact Assessment Report CSA\_4509\_14, Rev B, dated 17th June 2024
- Heritage Desk-Based Assessment CSA/4509/03, Rev B, dated 6th July 2024

Gladman Developments Ltd (the "The Agent") has authorised and instructed us to issue this reliance letter to you.

In consideration of £1.00 paid by you (receipt of which is acknowledged) we agree and confirm that:

You, and if applicable, your permitted successors or assignees may use and may rely upon the Reports and on the information and conclusions contained therein in connection with the purchase and development of the Site, with the same effect as if it was originally addressed directly to you.

You may assign the benefit of your rights under this letter without the need for our consent.

We warrant and undertake that, in carrying out the Services, we exercised the reasonable skill, care and attention to be expected of a competent and qualified professional experienced in performing services of a similar nature, value, complexity and timescale to the Services.

We currently maintain in force professional indemnity insurance without any unusual excesses or exclusions taken out with reputable insurers carrying on business in the United Kingdom sufficient to cover our liabilities which may arise out of the Reports in an amount not less than £5,000,000 for any one occurrence or series of occurrences for 12 years from completion of the Services.

You hereby agree that no proceedings shall be commenced against us under the terms of this letter more than 12 years after the date of this letter.

We grant to you, with immediate effect, an irrevocable, non-exclusive, non-terminable, royalty-free licence to use and reproduce for any purpose relating to the Site all documents, reports, drawings, calculations and specifications (and the designs contained in them) which have been or will be prepared by us or on our behalf in connection with the Reports, and we agree to supply to you on request copies of such materials (subject to reimbursement of our reasonable copying charges).

We hereby acknowledge that we owe a duty of care to you.

We shall within 14 days of your request so to do execute, as a deed, a letter of reliance in the same form as this Deed in favour of any funder (or in similar or varied terms as the parties thereto may agree) and deliver the same duly executed to you.

This letter is governed by and shall be construed in accordance with English law.

Yours sincerely

.....  
Director

Executed as a deed by CSA Landscape Limited acting by a director in the presence of:

.....  
Witness Signature

.....  
.....  
.....  
Witness Address

.....  
Witness Name

.....  
Witness Occupation