



Stantec UK Limited
2 Kings Hill Avenue, Kings Hill
West Malling, Kent
ME19 4AQ
UNITED KINGDOM

28 September 2026

Project/File: 333102644/A3

via Email

Jason Hawkes
Albery House
Springfield Road
Horsham
RH12 2GB

Dear Jason,

Reference: Application for Discharge of Clause 1.9, Part 2, Schedule 4 of S106 Obligation DC/16/1677 - Sports Hub Management Plan

We write on behalf of Legal & General (Strategic Land North Horsham) Limited in relation to our submission seeking the discharge of Clause 1.9, Part 2, Schedule 4 of the S106 associated with the Outline Planning Permission for Mowbray (reference DC/16/1677; the '**OPP**').

Context

The OPP granted permission for development of the description below, dated 1 March 2018:

Outline planning application with all matters reserved except access for a mixed use strategic development to include housing (up to 2,750 dwellings), business park (up to 46,450 m2), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure

The OPP was accompanied by a S106 Agreement also dated 1 March 2018 (the '**S106**'). As relevant to this application, Clause 1.9, Part 2, Schedule 4 of the S106 requires:

Prior to the Certificate of Building Practical Completion – Sports Pavilion being issued to submit the Sports Hub Management Plan for approval to the District Council PROVIDED THAT the Sports Hub Management Plan may be amended at any time throughout the lifetime of the Development by the Owners submitting a revised scheme to the District Council for approval.

The S106 defines the Sports Hub Management Plan as:

means a detailed written scheme prepared by the Owners for the on-going maintenance of the Sports Hub, the Sports Pavilion, landscaping and car parking within the Sports Hub which shall include the following

- (a) standard of maintenance and repair to be achieved and maintained*
- (b) how the costs of the maintenance shall be funded and this shall include a mechanism for recovery of maintenance costs of the Sports Hub the Sports Pavilion, landscaping and car parking within the Sports Hub from the Housing Units*

Reference: Application for Discharge of Clause 1.9, Part 2, Schedule 4 of S106 Obligation DC/16/1677 - Sports Hub Management Plan

(c) the person who shall be the point of contact for anyone wishing to raise issues regarding the management or maintenance of the Sports Hub the Sports Pavilion, landscaping and car parking within the Sports Hub

the mechanisms which shall be put in place to ensure that the details of the point of contact are publicised to occupiers and residents of the Development and members of the public entering the Sports Hub and in the event of any change in the point of contact to notify the District Council in writing within 7 days of the date of such change

The Sports Hub Management Plan is submitted as part of this application and identifies the facilities comprising the Sports Hub, confirms the parties responsible for their long-term management and maintenance, and sets out the operational arrangements that will secure the ongoing maintenance of the Sports Hub, Sports Pavilion, landscaping and car parking areas.

The Management Plan explains the standards of maintenance and repair to be achieved across the relevant facilities through routine inspections, testing, and user feedback. The Management Plan thereby demonstrates how the facilities will be kept safe, accessible, and fit for purpose over the lifetime of the development.

Details for the funding of maintenance costs across the facilities are provided therein. The Management Plan recognises that responsibility for the long-term management and maintenance of different facilities will rest with different parties and will therefore be addressed through alternate funding mechanisms.

Points of contact are specified, though specific details will not be available until the Sports Hub opens. The Management Plan therefore details how residents of Mowbray will be informed once the information is available, thereby satisfying arm c) of the S106 obligation above.

Submission

This application comprises the following:

- S106 Discharge Application Form (dated 28 September 2026)
- Covering Letter (dated 28 September 2026)
- Sports Hub Management Plan - Mowbray, North Horsham

We trust this submission is in order and will allow officers to discharge the relevant S106 obligations.

We would welcome confirmation of receipt.

Sincerely,

Stantec UK Limited

James Taylor

Senior Planner

Phone: +44 173 279 3835

james.taylor@stantec.com

stantec.com/uk

c. Alex Jones (Stantec)