

15 May 2026

Project/File: 333102644/A3

via Email

Jason Hawkes
Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB

Dear Jason,

Reference: Mowbray S106 Discharge Obligations – Schedule 4 (Green Infrastructure) Sports Sub-Phase

We write on behalf of Legal & General (Strategic Land North Horsham) Limited ('**L&G**') seeking to discharge S106 obligations set out within the S106 agreement dated 1 March 2018 (DC/16/1677) which relate to the Sports Sub-Phase (as shown on the approved Phasing Plan (2153A - 507E).

Context

Outline Planning Permission was granted for development of the following description under application reference DC/16/1677 (dated 1 March 2018; the '**OPP**').

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 (the '**S106**'). This application seeks to discharge obligations contained within Schedule 4 of the S106 which provide obligations for the Sports Sub-Phase. Discharges are therefore sought for the following:

Part	Para	Obligation
2	1.1	Sports Hub Masterplan
	1.4	Sports Pavilion Specification, the Sports Hub Temporary Facilities Strategy, the Sports Hub Car Parking Strategy and the Sports Hub Landscaping Strategy
4	1.1	MUGAs Specification
8	1.1	Confirmation of Skate Park provision and Youth Facility Specification
9	1.1	Mountain Bike Trail Specification

Reference: Mowbray S106 Discharge Obligations – Schedule 4 (Green Infrastructure) Sports Sub-Phase

Appendix 8 of the S106 (Green Infrastructure Standards) sets out *“the characteristics and quality standards expected for the green infrastructure to be provided within the North Horsham development site”*. Green infrastructure encapsulates the following, with those relevant to this application highlighted:

- Local Landscaped Area of Play (LLAP)
- Neighbourhood Equipped Areas of Play (NEAP)
- Areas of Greenspace (split into Greenspace Natural, Greenspace Parks and Greenspace Amenity)
- Natural Turf Pitches and an Artificial Pitch
- Open Access Ball Courts
- **Sports Pavilion**
- **Skate Park (or other agreed facility)**
- **Multi Use Games Areas (MUGAS)**
- **Mountain Bike Trail**

Compliance with the obligations of the S106 is demonstrated within Appendix A of this letter. Compliance with the Green Infrastructure Standards of Appendix 8 of the S106 is demonstrated within Appendix B.

Reference: Mowbray S106 Discharge Obligations – Schedule 4 (Green Infrastructure) Sports Sub-Phase

Appendix A – S106 Obligations

Part 2: Sports Hub

Clause	Requirement	Submission
1.1	Prior to Occupation of the 350th Housing Unit to submit the Sports Hub Masterplan to the District Council for approval	A Sports Hub masterplan was previously approved under S106/25/0005. Plans have been amended since. L&G therefore seek to re-discharge this clause in relation to the Masterplan approved under DC/26/0012.
1.4	Prior to Commencement of the Sports Hub the Owners shall submit the	
	Sports Pavilion Specification	Details for the layout and specification of the Sports Pavilion are contained within and approved by application DC/26/0012. An NBS Specification (22157) is enclosed within this submission which provides additional details as to the final design specification including details of equipping and furnishing.
	the Sports Hub Temporary Facilities Strategy	No temporary facilities are to be provided.
	the Sports Hub Car Parking Strategy	Details for the location and layout of permanent car parking serving the Sports Hub is contained and approved by application DC/26/0012. No parking charges are proposed.
	Sports Hub Landscaping Strategy to the District Council for its approval	Details for the location and layout of proposed landscaping within the Sports Hub is contained and approved by application DC/26/0012.

Part 4: MUGAs

Clause	Requirement	Submission
1.1	Prior to Commencement of the Sports Hub the Owners shall submit the MUGAs Specification to the District Council for its approval.	Compliance with the S106 Appendix 8 standards set out in Appendix B of this letter.

Reference: Mowbray S106 Discharge Obligations – Schedule 4 (Green Infrastructure) Sports Sub-Phase

Part 8: Youth Facility

Clause		Requirement	Submission
1.1	1.1.1	the Owners shall either: - confirm in writing to the District Council that it will provide the Skate Park; or	Please accept this as written confirmation that L&G will provide the skate park.
	1.11.1	The Owners shall submit the Youth Facility Specification to the District Council for its approval	Compliance with the S106 Appendix 8 standards set out in Appendix B of this letter.

Part 9: Mountain Bike Trail

Clause		Requirement	Submission
1.1		Prior to Commencement of the Mountain Bike Trail the Owners shall:	Detailed plans for the Mountain Bike Trail were submitted and approved as part of DC/26/0012. The plans were produced by On Track, satisfying the specialist design consultant requirement of the obligation. On Track will be delivering the Mountain Bike Track. Compliance with the standards set out within Appendix 8 of the S106 is demonstrated within Appendix B of this letter.
1.2		appoint a specialist design consultant with expertise in designing mountain bike trails to advise on and prepare the Mountain Bike Trail Specification and the Owners shall provide written evidence of such appointment to the District Council; and submit the Mountain Bike Trail Specification to the District Council for its approval.	

Appendix B – Appendix 8 (Green Infrastructure Standards) Compliance Schedule

Clause within S106 Appendix 8	Compliance
3. Generic Quality Standards for Open Access Ball Courts, Skate Park and Mountain Bike Trail:	
The general characteristics and features of youth facilities such as Open Access Ball Courts , Skate Parks and Mountain Bike Trails are as follows:	
Located within an amenity green space, nearby to a well-used pedestrian route so enabling informal surveillance. It should be sunny and open though sheltered from prevailing winds if possible.	Skate Park and Mountain Bike Trail both located within the Sports Hub development which will be intensively used. Sports Pavilion has been designed to provide overlooking onto the areas to provide further passive surveillance.
Accessible by means of a footpath and cycle path network without the need to cross busy roads. Secure parking provided for bicycles and a bus stop within close proximity (route allowing).	Cycle parking is provided within the Sports Hub through Sheffield stands. The Sports Hub is integrated into the wider Mowbray development in accordance with the Movement and Access Parameter plan. Active travel options are therefore facilitated.
All pedestrian surfaces and surfaces for ball games constructed from porous macadam and designed for adequate drainage so as not to obstruct usage.	The submitted Sports Hub Hard Surfaces Plans and Proposed MUGA General Site Design Features document illustrate the use porous macadam. The submitted Drainage Statement demonstrates sufficient drainage capacity.
Accessible to people with disabilities over as much of the site as is reasonably possible. This to be achieved by provision of a hard surfaced path of minimum width 1.5m and maximum gradient 1 in 20.	Complies per approved drawings of DC/26/0012
Signage to inform of restrictions on use, emergency telephone numbers and contact details for the agency responsible for management and maintenance.	Signing will be erected in accordance with these obligations.
Large litter bins will be provided.	Litter bins will be provided in accordance with the approved Hard Surfacing, Furniture and Boundary Treatments plans.
3.2 Skate Parks:	
In addition to the generic details outlined above a Skate Park will possess the following specific characteristics and features:	
Minimum size 500sqm.	Skate Park exceeds 500sqm.

Reference: Mowbray S106 Discharge Obligations – Schedule 4 (Green Infrastructure) Sports Sub-Phase

Clause within S106 Appendix 8	Compliance
All installations to be primarily built of concrete and to meet requirements of BS EN14974 – Facilities for users of Roller Sports Equipment.	The final Skate Park will comply with this obligation.
Designed by skate experts to integrate organically into the green space, and will use planting and different forms of features through the park to create a sense of place.	The Skate Park has been designed and will be delivered by Gravity Skateparks as skate experts. The Skate Park is positioned in a prominent position within the Sports Hub which is extensively landscaped which aids establishing a sense of place.
Ideally the facility sited so that it is at least 100m away from residential properties, yet is overlooked (this gives some informal supervision) and is away from overhanging trees etc.	There are no residential properties within 100m of the Skate Park, which is overlooked by other intensively used facilities and amenities immediately adjacent.
Good firm access for users, appropriate for skate boards and inline skaters. Also effective access for emergency vehicles.	The Skate Park has been designed and will be delivered by skate experts (Gravity Skateparks). Access and layout within the Sports Hub allows for easy access for emergency vehicles.
Correct signage provided.	Correct signage will be provided.
Careful consideration should be given to the provision of CCTV or CCTV and lighting and can be reviewed as part of the site wide safety.	Condition 2 of the approved RMA (DC/26/0012) requires details for the installation of CCTV are submitted and approved prior to occupation of any part of the development.
3.3 Mountain Bike Trail: In addition to the generic details outlined above a Mountain Bike Trail will possess the following specific characteristics and features:	
Suitable surface to be whindust path, dug path or tarmac.	Trails to consist of dug materials or surfaced with imported quarried aggregate.
Suitable site likely to be on relatively flat ground with constructed features. Shallow climbs and descents of 2-4% may be incorporated.	Trail is on relatively flat ground though will undulate continually.
Each feature should provide options for varying degrees of difficulty. Options should incorporate a gentle route and any increase in difficulty should be clearly signed.	Green and blue grade trails to be provided which will be clearly signed.
Features should include a variety of berms, drops, rollers, skinnies (balance beams) and technical climbs.	Rollers, Berms, Grade Reversals, Roller Doubles to be included at a suitable frequency

Reference: Mowbray S106 Discharge Obligations – Schedule 4 (Green Infrastructure) Sports Sub-Phase

Clause within S106 Appendix 8	Compliance
The track is to be designed by bike track experts to be suitable for older children, inexperienced cyclists and proficient cyclists.	The Bike Track has been designed and will be delivered by OnTrack as bike track experts.
The track must integrate organically into the green space and will use planting and different forms of features through the park to create a sense of place.	Detailed planting proposals have been approved under DC/26/0012 which would provide extensive tree planting across the area of the bike track, and assists wider integration with the Sports Hub.
Provision of correct signage is essential.	Correct signage will be provided.
4. Generic Quality Standards for Facilities at the Sports Hub excluding Youth Facilities: The general characteristics and features of outdoor sports facilities are as follows:	
In close proximity to a bus stop (route permitting).	Bus stops are operational within Phase 1 of the Mowbray development and are to be provided along the Employment Land Road (see application DC/25/1543) within walking distance of the Sports Hub.
Convenient car parking.	Cycle and vehicular parking is provided on-site, with spaces reserved for differing uses.
Good connections to paths and cycling routes in the vicinity of the site.	The Sports Hub integrates into the wider active travel method within and beyond Mowbray (in accordance with the approved Movement and Access Parameter Plan).
Wide access routes with clear sight lines at site entrance/egress.	A Stage 1 Road Safety Audit was provided under an earlier application for the Sports Hub (DC/22/1026). Access arrangements have not changed and are constructed. Access and sight lines ensure safe access and egress.
Hard surfaced paths following desire lines from parking to pavilions.	Paving provides easy transit from parking to the pavilion.
Paths and buildings fully accessible by wheelchair where appropriate.	The paving provides easy wheelchair access.
Path system appropriate to the circulation needs of players within the site, with wide, hard surfaces in heavily trafficked areas (to avoid constant muddy areas) and from changing pavilions to artificial surfaces.	Hard surfacing is provided to provide direct access to and from all facilities on site. Widths vary with consideration to the expected level of foot-traffic.

Reference: Mowbray S106 Discharge Obligations – Schedule 4 (Green Infrastructure) Sports Sub-Phase

Clause within S106 Appendix 8	Compliance
Path system approximating to desire lines for those crossing the site, but avoiding straight lines wherever possible (note that this can have implications for pitch layout).	Paving has been set out on the approved plans to appear more informal where possible.
External lighting in ancillary car parking areas and on the pavilion, with PIR detectors.	Please accept this letter as confirmation of provision.
Signs indicating that dogs must be kept on a lead and any fouling picked up and disposed of responsibly.	Please accept this letter as confirmation of provision.
Rows of more than eight parking spaces to be separated by slow growing and easily maintained soft landscaping.	The Sports Hub car park provides a detailed landscape scheme which encloses areas of parking (including rows of more than 8 spaces) in areas of soft landscaping.
Adequate measures in place to control light spill from floodlighting to adjoining properties and related land.	Detailed lighting proposals submitted as part of DC/26/0012 demonstrate that light spill from floodlighting will be contained within the Sports Hub (see Halliday Lighting plans).
Strong structure planting around the perimeter of the site using native species (designed as buffer planting to reduce wind on pitches and noise or light spill as appropriate to the site and adjoining properties or roads and also to promote biodiversity).	The approved RMA demonstrates dense planting enclosing the Sports Hub, most of which is existing.
Internal structure planting where appropriate.	Detailed planting plans have been approved as part of the RMA, which would provide extensive tree planting across the site. The planting has been designed to partially enclose certain areas to help establish a sense of character and place.
Easily maintained amenity or naturalistic landscaping in the vicinity of buildings and car parking. Pitches and other recreational space will have effective drainage systems, designed and maintained to enable all year-round usage of all facilities.	The approved LEMP provides maintenance measures for the landscaping, including details of management to ensure long-term retention. The approved Drainage Statement demonstrates that the site would have sufficient drainage capacity.
A buffer zone extending 30m from the edge of the activity zones and the pavilion, to the boundary of the nearest dwelling.	There are no existing dwellings or areas reserved for residential use within the approved OPP parameters within 30m of activity zones or the Sports Pavilion.
4.1 Multi-Use Games Areas: In addition to the generic details outlined above MUGA will possess the following specific characteristics and features:	

Reference: Mowbray S106 Discharge Obligations – Schedule 4 (Green Infrastructure) Sports Sub-Phase

Clause within S106 Appendix 8	Compliance
Each MUGA to be 37m x 18.5m.	All MUGAs exceed these dimensions as approved under DC/26/0012.
The MUGAs should have a suitable drainage system that will ensure:	
- That all surface water is removed from the MUGA at a rate which will safeguard against surface flooding occurring.	The approved Drainage Statement demonstrates sufficient drainage capacity on the site, with attenuation controlling rate of surface water removal without increasing the risk of flooding elsewhere.
- Not allow excess water to remain present in the construction which might result in a reduction of the load-bearing capacity of the formation or in any frost damage to the construction.	
- Protect the installation from the effects of ground or surface water from the surrounding areas.	
The MUGAs will be floodlit to a suitable standard as set out in Sport England Technical Guidance Note 370 (or any updated version).	All MUGAs will be floodlit to Sport England standards as shown on the approved "Proposed Floodlighting" plan by Halliday Lighting.
The MUGAs will be fully fenced in line with industry best practice to retain balls within the area and keep the area secure. Ball rebound systems will be required for each court.	All MUGAs are fully enclosed by fencing in accordance with best practice, as demonstrated on the approved RMA.
Five-a-side goals will be inset into the fencing.	Wheel away goals will be provided, though there are recesses within the fencing that provides storage for equipment that would be required for sports uses.
Recessed sockets will be required for tennis posts.	Please accept this letter as confirmation that these will be provided.
Equipment provision will include nets and posts for tennis and netball.	As noted, recessed areas within the fencing will provide storage for equipment to facilitate a range of uses. This includes nets and posts for tennis and netball.
4.4 Pavilion: In addition to the generic details outlined above a Pavilion will possess the following specific characteristics and features:	
4-6 changing rooms plus changing for officials will be required.	Four changing rooms are provided (2 home, 2 away), plus 2 additional changing rooms for match officials.

Reference: Mowbray S106 Discharge Obligations – Schedule 4 (Green Infrastructure) Sports Sub-Phase

Clause within S106 Appendix 8	Compliance
A first aid room is required plus social/meeting space with kitchen, scaled appropriate in line with the Sport England model. For example, if 4 changing rooms equates to a requirement for 50sqm of social/committee space and 9sqm of kitchen space then 6 changing rooms generates a pro rata standard requirement for 75sqm of social space and 13.5sqm of kitchen space.	The pavilion provides a first aid room, and social space adjoining a kitchen, scaled in accordance with the Sport England model.
Whilst developers should base initial design assumptions on generic models for changing rooms/ pavilions published by Sport England at https://www.sportengland.org/media/4229/traditional-pavilion-adjusted-sizes-t8x4.pdf final designs will be agreed through stakeholder consultation once the overall number of changing rooms, associated pavilion facilities and footprint size has been agreed. This will be finalised through a reserved matters application.	Sport England were consulted by HDC during the consideration of the RMA (DC/26/0012) on 3 February 2026 and 31 March 2026. No concerns were raised regarding the elements relevant to this obligation.
Car parking – a general standard of 1 place for every 3 players or officials should be adopted with the further assumption that every match will involve substitutes, managers/coaches and referees/umpires etc.	The Car Park Management Plan details sufficient parking provision to serve players and spectators during matchdays. Additional information will be provided pursuant to Condition 4 of DC/26/0012.
Additional parking spaces must be provided to serve skate parks or cycle tracks and consideration should be given to flexible spaces that could be coned off as a parking space for a coach when required. There should also be provision for motorcycles and cycles.	Parking spaces for the public are reserved to serve the skate park and cycle tracks per the submitted Car Park Management Plan. Motorcycle parking spaces are also provided alongside parking for mini-buses, disables parking spaces and bicycles.

Reference: Mowbray S106 Discharge Obligations – Schedule 4 (Green Infrastructure) Sports Sub-Phase

Submission

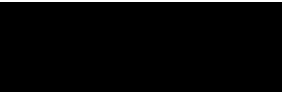
This submission comprises the following:

- S106 Discharge of Planning Obligations Form (dated 15 May 2026)
- Covering Letter and Appendices A and B (dated 15 May 2026)
- 22157 - Sports Pavilion (Mowbray) – Sports Pavilion (Mowbray) (NBS Specification)

We would be grateful if you could confirm receipt of this submission. Please do not hesitate to contact the writer at this office if you require further information or have any further queries.

Sincerely,

Stantec UK Limited



James Taylor
Planner



stantec.com/uk

cc. Alex Jones (Stantec)

Mark Wild (L&G)