

20 May 2026

Matthew Porter
Horsham District Council
Planning Department

SLR Project No.: 433.066678.00001

Council Reference No.: DC/19/1897

Dear Matthew,

**RE: DC/19/1897 – Land at Wellcross Farm (Arun Lea), Broadbridge Heath –
s106 Planning Obligations Discharge**

I write on behalf of my client Inspired Villages (who operate the village on behalf of the applicant 'Senior Living (Broadbridge Heath) Limited'); with regard to the submission of information required for the discharge of planning obligations set out in the s106 legal agreement pursuant to application DC/19/1897 (Land at Wellcross Farm, Broadbridge Heath).

As you are aware, the last Reserved Matters application was approved on 26 July 2024 (ref. DC/24/0205), and in accordance with Condition 3 of the Outline permission (DC/19/1897) my client is intending to start works on site before the planning permission expires on 26 July 2026.

By way of background, all planning conditions that are required to be discharged prior to commencement of development have been submitted to the Council. Those pursuant to the Outline permission have all been approved (refs. DISC/25/0331 and DISC/26/0011), and others pursuant to the Reserved Matters applications for Phase 1 and Phase 2/3 are with you are awaiting formal approval (refs. DISC/26/0012 and DISC/26/0013).

The original s106 Unilateral Undertaking that was signed pursuant to Outline application DC19/1897 is dated 22/01/2021. This agreement was followed by a Supplemental Undertaking dated 06/12/2022. A Deed of Variation dated 21/11/2023 (HDC Ref: s106/23/0007) was then completed which deleted Schedule 2, Part 6 of the Original Undertaking; and inserted new wording at Schedule 3, Paragraph 1 requiring payment of the Bridleway Contribution in addition to the Public Footpaths Contribution, and the Public Transport and Highway Improvements Contribution prior to the development commencing.

The planning obligations set out in the original legal agreement (as amended by the DoV) that require formal discharge from the Council prior to commencement of development, are as follows:

1. Resale Covenant Scheme and Affordable Housing Scheme (**Schedule 2, Part 1**)
2. Village Transport Service Scheme (**Schedule 2, Part 3**)
3. Clinical Space Specification Scheme (**Schedule 2, Part 4**)
4. River Corridor Improvements Scheme (**Schedule 2, Part 5**)
5. Financial Contributions to County Council: including Bridleway, Public Footpaths, Public Transport and Highway Improvements (**Schedule 3**)

My client wishes to seek formal discharge of the above pre-commencement planning obligations, and as such I am pleased to enclose a completed s106 application form (inc. Certificate A), alongside the following information for the Council's review and approval:

Resale Covenant Scheme and Affordable Housing Scheme (Schedule 2, Part 1)

Schedule 2, Part 1 of the s106 agreement requires the submission and approval of a Resale Covenant Scheme and an Affordable Housing Scheme (for each phase) prior to the commencement of development. The following has been submitted to address the requirements of Schedule 2, Part 1:

- Affordable Housing Phasing Plan [ref. 2771-URB-BH-XX-DR-A-208910-P01c]
- Affordable Housing Block Plan – Block 5 [ref. 2771-URB-B5-ZZ-DR-A-208160 P00a]
- Affordable Housing Block Plan – Block 6 [ref. 2771-URB-B6-ZZ-DR-A-208160 P00a]
- Affordable Housing Block Plan – Block 7 [ref. 2771-URB-B7-ZZ-DR-A-208160 P00a]
- Affordable Housing Block Plan – Block 13 [ref. 2771-URB-B13-ZZ-DR-A-208160 P00a]
- Affordable Housing Block Plan – Block 14 [ref. 2771-URB-B14-ZZ-DR-A-208160 P00a]

(The Affordable Housing and Resale Covenant Scheme is being finalised and will be submitted shortly).

Village Transport Service Scheme (Schedule 2, Part 3)

Schedule 2, Part 3 of the s106 agreement requires the submission and approval of the Village Transport Service Scheme. The following has been submitted to address the requirements of Schedule 2, Part 3:

- Village Transport Service Scheme [PL/TV/LC/32280, May 2026]

Clinical Space Specification Scheme (Schedule 2, Part 4)

Schedule 2, Part 4 of the s106 agreement requires the submission and approval of the Clinical Space Specification. The following has been submitted to address the requirements of Schedule 2, Part 4:



- Village Centre Clinical Space Proposed Plan [ref. 2562-URB-CS-00-DR-A-209152-P01]

River Corridor Improvements Scheme (Schedule 2, Part 5)

Schedule 2, Part 5 of the s106 agreement requires the submission and approval of the River Corridor Improvement Scheme. The following has been submitted to address the requirements of Schedule 2, Part 5:

- River Corridor Improvement Scheme [D2951-FAB-00-XX-RP-L-008 P02]

Financial Contributions (Schedule 3)

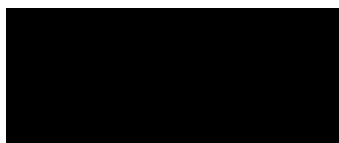
Schedule 3 requires payment of the Bridleway Contribution, the Public Footpaths Contribution, and the Public Transport and Highway Improvements Contribution to be made to the County Council prior to the commencement of development.

- We kindly request that an invoice is provided to enable the swift payment of the required contributions. This will be actioned by my client immediately upon receipt of the invoice.

I trust that the submitted information is sufficient to enable the formal discharge of the pre-commencement obligations as set out in the s106 legal agreement. As noted above, the Affordable Housing and Resale Covenant Scheme is being finalised and will be submitted shortly. Please contact me if you would like to discuss any matters.

Upon receipt of your invoice for the required financial contribution payments (pursuant to Schedule 3), my client will action this immediately to ensure payment is cleared to enable the formal discharge of the obligation reserved by Schedule 3.

Kind regards,



Angela Moore MRTPI
Associate Planner
(on behalf of Inspired Villages)

SLR Consulting Limited

