croudacehomes

Croudace House,
Caterham, Surrey CR3 6XQ
[redacted]

22nd November 2024

Legal and Democratic Services
Horsham District Council
Parkside, Chart Way,
Horsham, West Sussex,
RH12 1RL

Dear Legal and Democratic Services,

Land North of Downsview Avenue, Storrington, RH20 4LH

Legal Ref. LS/000875 Planning Application Ref. DC/19/2015

As part of our commitment to discharge conditions associated with the developments S106 planning obligations, please find enclosed additional supporting information relating to the following condition. To reiterate, this relates to the following statement:

'Not to Occupy or cause or allow the Occupation of more than 50% of the Open Market Units within the Development until the Owner has paid to the Management Company a commuted sum the amount of which is to be agreed by the Council as part of the Reserved Matters Approvals as a contribution towards the future costs of the proper maintenance of the Open Amenity Space and LAP within the relevant Phase subject to budgets and costings being made available to the Council to verify the maintenance costs.'

Schedule 6 (Managed Land) - Part 1 (Open Amenity Space and LAP) - Item 5

In support of our application to discharge the above condition, please find enclosed supporting information:

- Table 1.0 – S106 Planning Condition Supporting Information.
- 168-250 – Open Space Layout.

Table 1.0 details the estimated budgets forecast by Trinity, whom will be the appointed Managing Agent for the development. Croudace Homes are willing to contribute a total commuted sum value of £5,991 (six-month period) to the management company towards the future costs and the proper maintenance of the Open Amenity Space and LAP.

In addition, we can confirm that residents will start paying service charges, which includes the maintenance of the open space, when Croudace handover to the Managing Agent, which occurs when the developments construction stage is complete. Therefore, as Croudace commit to paying for the open space maintenance until build completion, a 6-month commuted sum is considered reasonable.

We trust the above and enclosed is sufficient information to meet the approval of the Council.

Yours sincerely
for and on behalf of Croudace Homes Ltd

[redacted]

Jonathan Abel
Engineer
[redacted]