DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
S106/24/0003
Mowbray (Land North of Horsham), Old Holbrook, Horsham, West Sussex,

DESCRIPTION:
Discharge of obligation pursuant to Schedule 4, Part 17 Clauses 1.3.1 to 1.3.3 (Management Company) under planning permission DC/16/1677

RELEVANT PLANNING HISTORY:

DC/16/1677	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	Application Permitted on 01.03.2018

PLANNING ASSESSMENT
Planning Application DC/16/1677 was granted consent on 01.03.2018. Consent is sought to vary/discharge Schedule 4, Part 17 Clauses 1.3.1, 1.3.2 to 1.3.3.

The Parish have stated no comment on this proposal.

Clause 1.3:

1.3 For the period from the establishment of the Residential Management Company to the Occupation of the final housing Unit to be Occupied the Owners of the Residential Managed Land shall:
1.3.1 Prior to the start of each calendar year (or such other annual date as may be agreed in writing with the District Council):

(a) provide to the District Council the Residential Management Company's budget for the following 12 months showing anticipated income from estate charges and anticipated expenditure, together with evidence satisfactory to the District Council of such anticipated income and anticipated expenditure.

(b) submit for approval to the District Council and gain approval from the District Council of the contribution (if any) to be paid to the Residential Management Company and the date or dates for payment to cover any shortfall between the anticipated income and the anticipated expenditure.

1.3.2 Following approval of the contribution (if any) pursuant to paragraph 1.3.1(b) above to pay the contribution (if any) to the Residential Management Company within 15 working days of the agreed dates or dates for payment.

1.3.3 Provide to the District Council the Residential Management Company's quarterly management accounts within 15 Working Days of the end of each quarter.

To comply with the requirements of the obligation, the following has been submitted:

- Report on Mowbray Estate Management Company Limited.
- Mowbray Estate Management Company Ltd: Estate Charge Budget.
- Notes of Explanation to Accompany the Estate Service Charge Budgets.

- Purchasers guide to services.
- Welcome pack.

The Notes of Explanation states that Mowbray Estate Management Company Limited has been set up to deliver the estate services for the estate open areas, features, amenities and services at Mowbray, North Horsham. Pinnacle Property Management has been appointed by the Estate Management Company as the managing agent, to oversee the handover of open spaces, amenities and features comprising the estate.

The details set out the services they will be delivering and budgeted costs. The notes states that everyone living at Mowbray will contribute to this Estate Service Charge Budget. The contribution is based on the size of the home. At the end of each service charge year, residents will receive a Statement of Expenditure detailing actual expenditure versus the budgeted costs.

The submission states that currently, as there is little in the way of open space areas or amenities handed over to the Estate ManCo, they are only collecting 15% of the annual charge at each payment. This 15% pays for the managing agent services, such as billing and monitoring of the estate. Details have been submitted of the current costs. The current income exceeds expenditure so no contribution pursuant to para 1.3.1 (b) and 1.3.2 is required

The details submitted are considered appropriate and the requirements of the Schedule have been satisfied.

Recommendation: Application Permitted

NOTE TO APPLICANT

POSITIVE AND PROACTIVE STATEMENT
Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: S106/24/0003
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Report on Mowbray Estate Management Company Limited		06.02.2024
Supporting Statement	Mowbray Estate Management Company Ltd: Estate Charge Budget		06.02.2024
Supporting Statement	Notes of Explanation to Accompany the Estate Service Charge Budgets		06.02.2024
Supporting Statement	Purchasers guide to services		06.02.2024
Supporting Statement	Welcome pack		06.02.2024

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 11.04.2024

Authorising Officer sign/initial Adrian Smith Date: 11/04/2024