Stantec UK Limited
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UNITED KINGDOM

10 May 2024

Our ref: 35277/A3/AJ/ac

BY EMAIL
Head of Planning
Horsham District Council
Parkside
Chart Way
Horsham
RH12 1RL

For the attention of Mr Jason Hawkes

Dear Sir

MOWBRAY, HORSHAM, WEST SUSSEX
SECTION 106 – PHASE 1 TP LAND ACCESS PLAN (SCHEDULE 2, PART 1, PARA 6)

We write on behalf of Legal & General (Strategic Land North Horsham) Limited ('L&G') in respect of the Section 106 (dated 1 March 2018: 'S106') obligation relating to submission and approval of the TP Land Access Plan.

Background/ Obligations

The Section 106 agreement (dated 1 March 2018: 'the S106') that accompanies Outline Planning Permission (LPA reference DC/16/1677: 'the OPP') for the strategic development of the Site includes an obligation to submit and secure the Council's approval for a TP Land Access Plan prior to the Occupation of 100 Housing Units on Liberty Land.

TP Land Access Plan is defined as (S106 page 32):

"TP Land Access Plan" means the plan showing the proposed locations of access links at the boundaries of Third Party Land with Liberty Land to be submitted to the District Council for approval pursuant to paragraph 6.1 of Part 1

There is Third Party Land in all Phases of the Mowbray development. As detailed designs for access infrastructure are not yet available for Phases 2 and 3, L&G has agreed with the Council that this obligation can be discharged for each Phase by the requisite number of dwelling occupations within that Phase.

The Third Party Land in Phase 1 is the Devine Land, otherwise known as Sub Phase 1E.

The enclosed TP Land Access Plan for Phase 1 shows the locations of vehicular, equestrian and pedestrian/ cycle access to the Devine Land from Liberty Land in Phase 1. The three routes to provide access between the Devine Land and Liberty Land have detailed Reserved Matters approval on the Liberty Land side of the boundary as follows:

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- E1 – Equestrian Access: Southern Basins RMA (LPA reference DC/21/0027)
- V1 – Vehicular Access: Southern Loop Road RMA (LPA reference DC/21/1219)
- PC1 – Pedestrian/ Cycle Access: East-West Greenspace RMA (LPA reference DC/22/0369)

Construction of the equestrian and vehicular routes has been completed. Construction of the pedestrian/ cycle route is underway and anticipated to be complete in June 2024.

Submission

Enclosed for approval is the TP Land Access Plan for Phase 1:

1. Devine Homes Phase 1 S106 Third Party Access Plan (reference MOW-GLA-DEV-PH1-D-C-1101 Rev P2) prepared by Glanville

We trust this letter and the enclosure are sufficient to discharge the relevant S106 obligation. Should you require further information or have any queries, please do not hesitate to contact me.

Yours faithfully

[redacted]

ALEX JONES
Planning Associate Director

[redacted]

STANTEC UK LIMITED

cc: Tom Davies – L&G

Enc.