

Horsham District Council  
Albery House  
Springfield Road  
Horsham  
RH12 2GB

18 February 2026

Dear Sir / Madam,

## **S106 Legal Agreement - Millfields Farm, Rusper (DC/24/0699)**

In accordance with the obligations under the S106 Agreement dated 7<sup>th</sup> May 2025, we apply to discharge of the following obligations:

### **Schedule 5 – Management Company and Management Land**

Schedule 5 requires the establishment of a Management Company prior to Occupation of any Housing Unit (PROVIDED THAT for the avoidance of doubt this Schedule shall not apply in the event where part of the Application Site is owned by a Registered Provider and the remaining part is transferred to or adopted by a public body).

The whole of the site is owned by Aster Communities (as confirmed under Schedule 4 Clause 2.6) and the Public Open Space is proposed to be transferred to the Parish Council in accordance with the S106 Agreement.

We therefore confirm that no Management Company will be required or set up, given these entities between themselves will manage the management land.

### **Schedule 8 – Highway Works**

Clause 2.2 – Not to Commence Development beyond slab level until a Footpath Works Scheme has been submitted to and approved in writing by the District Council in consultation with the County Council.

Please find enclosed the proposed Landscape Masterplan (ref: GUI002-PWH-XX-XX-DR-L-94-004) which proposes a flexipave surface finish for footpath 1502 between the northern boundary of the development to Horsham Road due to the tree roots / influence (as shown in the figure below).

Enclosed is the associated specification, after care and maintenance details. Flexipave is porous, allowing water and air to reach the tree roots. It is also able to withstand extreme temperatures without cracking.

I trust the above and enclosed provides sufficient information to discharge this obligation and I look forward to receiving confirmation shortly.

Yours sincerely,



**Emma Ward MRICS**

**Head of Planning & Development, Stonebond**



**Figure 1 – FP1502 between the northern boundary of the development and Horsham Road showing the influence of tree roots**