



Stantec UK Limited
2 Kings Hill Avenue, Kings Hill
West Malling, Kent
ME19 4AQ
UNITED KINGDOM

20 May 2026

Project/File: 333102644/A3

via Email

Jason Hawkes
Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB

Dear Jason,

Reference: Mowbray Application for Discharge of S106 Obligations (DC/16/1677) - Sub-Phase 2C Allotments Specification

We write on behalf of Legal & General (Strategic Land North Horsham) Limited I respect of the above, seeking to discharge planning obligations contained within the S106 Agreement of Outline Planning Permission reference DC/16/1677 (dated 1 March 2018; the '**OPP**').

Context

The OPP granted permission for development of the following description:

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

The OPP was subject to conditions and was accompanied by a S106 Agreement dated 1 March 2018 (the '**S106**').

Schedule 4, Part 15, Clause 1.1 of the S106 requires that, "*Prior to Commencement of the Eastern Allotments, the Allotments Specification in respect of the Eastern Allotments shall be submitted to the District Council for approval*".

The S106 defines the Eastern Allotments as:

means the allotments to be provided within the Development as shown for indicative purposes only coloured green on Plan 17 and the precise location of which is to be approved by the District Council pursuant to a Reserved Matters Approval to comprise a minimum site area being 0.32 hectare to be provided in accordance with the Allotments Specification

and the Allotments Specification as:

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means a specification for each of the respective Allotments which shall set out the location and detailed specification of each of the respective Allotments and which shall be approved in accordance with paragraphs 1.1, 1.2, 1.4 and 1.5 of Part 15 of this Schedule and each such specification shall accord with the minimum specification set out in Appendix 5 to this Schedule

Plans detailing the location, layout and specifications of the Eastern Allotments within Sub-Phase 2C (as shown on Plan 17 of the S106, enclosed) are enclosed within this submission.

A Schedule of Compliance has been prepared to demonstrate compliance with Appendix 5 of the S106 (as referenced in the Allotments Specification definition) in **Appendix A** of this letter.

This application seeks only to satisfy the requirements of the S106. Detailed landscaping proposals, including planting plans, details of any furniture etc. will come forward under future Reserved Matters Applications.

The submitted details demonstrate full compliance with the S106 specifications and provide an additional benefit through the provision of the communal shed.

Submission

This application comprises the following:

- S106 Discharge Application Form (dated 20 May 2026)
- Covering Letter & Schedule of Compliance (dated 20 May 2026)
- Drawings, prepared by David Jarvis Associates
 - General Landscape Arrangement (2898-5-2-16 DR-0004 S5-P3)
 - Allotment Layout (2898-5-2-16 DR-0005 S5-P1)
 - Eastern Allotments Landscape Specification (2898-5-4-SP-1011-S5-P2)
- S106 Plan 17 – Allotments (2153A-509A)

Sincerely,

Stantec UK Limited

[Redacted signature block]

James Taylor
Planner

[Redacted contact information]

stantec.com/uk

[Redacted contact information]

Appendix A S106 Appendix 5 (Allotment Specification) Compliance Schedule

Allotments	
S106 Appendix 5 Standards	Compliance
Screen planting to the perimeter of the allotment site, with a variety of species to provide some privacy and shelter, without giving rise to overshadowing of plots	A boundary hedge is proposed which fully encloses the site, except to provide for access, which provides the necessary screening and shelter.
Clear separation between adjacent allotments with grass paths not less than 0.8m wide.	Plots are separated by grass paths of 0.8m
Signage at site entrances giving details of ownership; site rules; how to apply for an allotment; and emergency telephone numbers	Signage will be provided, though it is proposed to be positioned next to the communal shed where it contents are more likely to be viewed.
Securely fenced with 1.5 m dark green weld mesh and lockable gates	1.8m high V mesh security fencing is proposed with matching lockable gates, in exceedance of the 1.5m height required by the obligation, to provide necessary additional security.
Plots prepared and ready for cultivation	All plots will be prepared for cultivation.
Naturally well drained	All plots will be well drained.
Minimum 20 plots on each site	20 plots are proposed and numbered on the submitted General Landscape Arrangement plan.
Water point serving the allotment site with accessible stop cock and meter installed to water company standard	Water points are provided next to the lockable store and near the compost bins. Water supply to the Allotments will be separately metered.
Linked to pedestrian and cycle path systems	The access connects directly to the Wimland Road pedestrian and cycle route which are to come forward under subsequent Reserved Matters applications.
Adequate parking adjacent or close to the entrance to the site (but not necessarily on-site)	Ten parking bays and two disabled spaces are proposed. Five Sheffield cycle stands are proposed with space for a cargo bike
Main access road suitable for two-way traffic and paths no less than 2m wide	The main access is 4.8m wide to accommodate two-way traffic. Paths are 2m wide.
Adequate paths within the site, suitable for people with disabilities	Paths within the site are wide and level and surfaced with self-binding gravel ensuring suitable accessibility for people with disabilities.
Access for tractor and trailer to deliver organic matter to a single point at the entrance of the allotment site	Access is provided and a dedicated drop off for organic matter near to the southern site access from the highway. The location is labelled on the submitted General Landscape Arrangement plan.
Access for maintenance of both sides of screen planting	The screen planting is accessible from both sides.