Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
S106/26/0045
Sports Sub-Phase Mowbray, North Horsham, Horsham, West Sussex,

DESCRIPTION:
Application for Discharge of Clause 1.9, Part 2, Schedule 4 of S106 Obligation under DC/16/1677 - Sports Hub Management Plan.

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 approve the details required under Clause 1.9, Part 2, Schedule 4 of S106 Obligation under DC/16/1677 - Sports Hub Management Plan.

Clause 1.9, Part 2, Schedule 4:

'*Prior to the Certificate of Building Practical Completion – Sports Pavilion being issued to submit the Sports Hub Management Plan for approval to the District Council PROVIDED THAT the Sports Hub Management Plan may be amended at any time throughout the lifetime of the Development by the Owners submitting a revised scheme to the District Council for approval*.'

The S106 defines the Sports Hub Management Plan as:

'means a detailed written scheme prepared by the Owners for the on-going maintenance of the Sports Hub, the Sports Pavilion, landscaping and car parking within the Sports Hub which shall include the following

a) *standard of maintenance and repair to be achieved and maintained*
b) *how the costs of the maintenance shall be funded and this shall include a mechanism for recovery of maintenance costs of the Sports Hub the Sports Pavilion, landscaping and car parking within the Sports Hub from the Housing Units*
c) *the person who shall be the point of contact for anyone wishing to raise issues regarding the management or maintenance of the Sports Hub the Sports Pavilion, landscaping and car parking within the Sports Hub*

the mechanisms which shall be put in place to ensure that the details of the point of contact are publicised to occupiers and residents of the Development and members of the public entering the Sports Hub and in the event of any change in the point of contact to notify the District Council in writing within 7 days of the date of such change.'

The Sports Hub Management Plan is submitted as part of this application and identifies the facilities comprising the Sports Hub and confirms the parties responsible for their long-term management and maintenance. It also sets out the operational arrangements that will secure the ongoing maintenance of the Sports Hub, Sports Pavilion, landscaping and car parking areas.
The Management Plan explains the standards of maintenance and repair to be achieved across the relevant facilities through routine inspections, testing, and user feedback. The Plan thereby

demonstrates how the facilities will be kept safe, accessible, and fit for purpose over the lifetime of the development.

The Plan states that Roffey FC will be responsible for the management and operation of the Sports Hub under a 250-year lease from Legal & General, with responsibility for all facilities except the skate park and Mountain Bike trail. The skate park and Mountain Bike Trail will be managed separately by Mowbray Estate Management Company Limited through its appointed managing agent, Pinnacle Property Management Limited.

In terms of funding, the Plan clearly outlines the funding mechanism for all the facilities. As the Sports Hub management is split between Roffey FC and the Management Company, the Management Plan recognises that responsibility for the long-term management and maintenance of different facilities will rest with different parties and will therefore be addressed through alternate funding mechanisms. This is considered appropriate.

The requirements of the Clause 1.9, Part 2, Schedule 4 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: S106/26/0045
(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 Docs	Sports Hub Management Plan		17.11.2026
Plan	Sports Hub Management Responsibilities Plan		17.11.2026

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 18.11.2026

Authorising Officer sign/initial Adrian Smith Date: 18/11/2026