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UNITED KINGDOM

27 September 2023

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 – HEALTHCARE FACILITY/ CCG ENGAGEMENT (SCHEDULE 9, PARAS 2.2-2.5)

We write on behalf of Legal & General (Strategic Land North Horsham) Limited ('L&G') in respect of the Section 106 (dated 1 March 2018) obligation relating to the Healthcare Facility and engagement with the CCG.

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 obligations for L&G to engage with the CCG to determine whether L&G should provide the Healthcare Facility or pay the on- or off-site contribution.

Paragraph 2.2 requires L&G to engage with the CCG.

Paragraphs 2.3/ 2.4 require L&G to submit evidence of such engagement prior to the Occupation of 450 Housing Units.

Paragraph 2.5 requires L&G to notify the Council as to whether it will provide the Healthcare Facility (clause 2.5.1) or not provide it (paragraph 2.5.2) by 450 Occupations in which case either the On- or Off-Site Healthcare Contributions are payable prior to the Occupation of 650 Housing Units.

Engagement

L&G has engaged with the CCG on the Healthcare Facility since 2021. This has included meetings in 2021/ 2022 with the CCG and Courtyard Surgery and an exchange of emails (enclosed).

The engagement has confirmed that the Healthcare Facility should not be provided in Phase 1. As such, paragraph 3 of Schedule 9 is not engaged.

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Through this submission, L&G is confirming that it will not provide the Healthcare Facility pursuant to paragraph 2.5.2 of Schedule 9 of the S106.

Paragraph 4 is therefore engaged. L&G will confirm prior to the Occupation of 650 Housing Units whether it will elect to pay the On- or Off-Site Healthcare Contribution and will subsequently comply with the provisions of either paragraph 5 or 6 in respect of the relevant payment.

Submission

Enclosed with this submission is the following email correspondence with the CCG confirming the position on the Healthcare Facility:

1. Email exchanges between L&G and the CCG/ Courtyard Surgery between October 2021 and March 2022

2. North Horsham Parish Liaison Meeting Notes 25 March 2022 – see Update on Healthcare Facility

We trust this letter and the enclosures are sufficient to discharge the relevant S106 obligations. 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: [redacted]

Enc.