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Planning Department
Horsham District Council
Parkside
Chart Way
Horsham
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RH12 1RL

5th June 2024

Dear Jason

RE: MOWBRAY, HORSHAM, WEST SUSSEX SECTION 106 – CUSTOM BUILD AND SELF BUILD (SCHEDULE 3 PART 6, CLAUSE 1.1)

Please find enclosed an application to discharge the above S106 obligation at Mowbray West Horsham.

Background

An application for Outline Planning Permission for development comprising the following was submitted to the Council on 4 August 2016:

"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."

Permission was granted subject to conditions and a s.106 Agreement on 1 March 2018 ('the OPP').

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 provide details of the Reserved Matters Parcels, indicative unit numbers (including market & affordable) and tenure spilt.

Schedule 3, Part 6 of the s.106 Agreement requires:

"1.1 Prior to Commencement of Development of Phase 2 to submit in writing to and obtain the approval in writing from the District Council to the precise location and size of the Phase 2 Custom and Self Build Housing Land whose location shall accord with the approved RM Parcel Plan for Phase 2 and be situated on Liberty Land AND in submitting such information the Owners shall provide sufficient

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evidence to the District Council thar such land is freely accessible and capable of accommodating 20 houses together with ancillary gardens, garages and car parking spaces"

Phase 2 Custom and Self Build Housing Land is defined in the S106 Agreement as: *"the land to be located within Phase 2 of sufficient size as to accommodate 20 houses together with ancillary gardens, garages and car parking spaces which shall be marketed for Phase 2 Custom and Self Build Housing purposes".*

The enclosed Custom and Self Build plan shows the location of the Custom and Self Build Land within RM parcel 18 as per the approved RM Parcel Plan for Phase 2 on Liberty Land (S106/24/0004). The size of the Custom and Self Build Land is 0.41ha and crudely shows how 20 houses, car parking and gardens can be delivered on this land.

Although no garages are shown on the plan these could be located behind the parking bays which are shown to the side of each house.

Whilst the Custom and Self Build Housing Land is currently not easily accessible a temporary Road could be provided off Wimland Road utilising the existing track, however, in due course infrastructure RM's will come forward providing a primary Road to the south and west of the Custom and Self Build Housing Land, thereby facilitating easy access.

The following are submitted pursuant to this condition:

- Custom and Self Build Housing Land Plan;
- Completed Forms as requested.

I trust the enclosed is sufficient to discharge these obligations. Should you require further information or have any queries, please do not hesitate to contact me.

Thank you

Your Sincerely

[redacted]

Tom Davies MRTPI
Planning Manager
Legal & General Strategic Land and Major Projects