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Planning Department
Horsham District Council
Parkside
Chart Way
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RH12 1RL

14th May 2025

Dear Jason

RE: MOWBRAY, HORSHAM, WEST SUSSEX SECTION 106 – MANAGEMENT COMPANIES (SCHEDULE 4 PART 17, PARA'S 1.3.1-1.3.3)

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

Background

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 regular details of the Residential Management Company following its establishment.

Paragraph 1.3.1 requires the Residential Management Company's budget to be provided to the District Council and details of the contribution (if any) to be paid to the Residential Management Company.

Paragraph 1.3.2 requires the payment of the contribution (if any) to be made to the Residential Management Company within 15 days of the of the agrees date or dates for payment.

Paragraph 1.3.3 requires quarterly management accounts of the Residential Management Company to be provided to the District Council.

Currently, because there is little in the way of open space areas or amenities handed over to the Estate ManCo, they are only collecting 15% of the annual charge at each payment due date being 1st January and 1sy July. This 15% pays for the managing agent services, such as billing and monitoring of the estate.

The following are submitted pursuant to this condition:

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We are authorised and regulated by the Financial Conduct Authority.

- Mowbray Estate Budget 2022-2025
- Horsham Estate – Notes of Explanation 2022-2025

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