

DEVINE HOMES PLC

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

14 August 2026

By email – planning@horsham.gov.uk

Dear Sir/Madam

**RE: LAND NORTH OF EAST STREET, RUSPER
DISCHARGE OF PLANNING OBLIGATIONS UNDER SECTION 106 AGREEMENT
DATED 3 FEBRUARY 2026 RELATING TO PLANNING PERMISSION DC/25/0523**

On behalf of Devine Homes PLC, please find enclosed an application to discharge the following planning obligations contained within the s106 agreement (dated 3 February 2026) relating to permission for the erection of 18 dwellings on land north of East Street, Rusper (DC/25/0523)

- Schedule 2 – Clause 2.2 – Affordable Housing Scheme
- Schedule 4 – Clause 3.2 – Biodiversity Gain Plan and HMMP

Schedule 2 – Clause 2.2

The enclosed plan shows the proposed affordable housing units. This is consistent with the affordable housing provision which was submitted and accepted as part of the planning permission (i.e. Plots 13-18 as affordable homes, 4 as rented and 2 as shared ownership).

For the avoidance of doubt, the schedule of accommodation is as shown overleaf:

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Plot	Type	Bedrooms	Size (sqft)	Tenure
13	House	3	1,057	Affordable Rent
14	House	2	850	Affordable Rent
15	House	2	850	Affordable Rent
16	House	2	850	Affordable Rent
17	House	3	1,057	Shared Ownership
18	House	3	1,057	Shared Ownership

Schedule 4 – Clause 3.2

A Biodiversity Gain Plan together with a Habitat Management & Maintenance Plan and Statutory Biodiversity Net Gain Metric are submitted to discharge this obligation.

The Biodiversity Gain Plan confirms how a 10% net gain will be achieved, monitored and managed for the requisite 30-year period.

This will, in part, be through off-site credits from a registered Habitat Bank and the submission provides details of the necessary allocation of those credits to the development.

As the planning permission is subject to a mandatory condition for approval of the Biodiversity Gain Plan, we request that this information is also accepted as submission to discharge the mandatory condition.

I trust the information and details meet with your approval enabling this condition to be discharge at your earliest convenience. Should you require any further information, please do not hesitate to contact me.

Yours sincerely



Mark Iveson
Technical Manager



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