



AGENDA ITEM 9 S106/17/0015

The Holbrook Club North Heath Lane Horsham

Revised recommendation:

Permit the modification to Schedule 4, Part 1 of the S106 agreement (legal ref: PAG 1244/1247) to allow commencement of the approved residential development at the Holbrook Club prior to the approved pitches for Horsham Golf and Fitness being ready for use, subject to a deed of variation being completed to secure the conditions set out in paragraph 6.13 of this report.

Revised paragraph 6.13

6.13 Officers have considered the proposal and are of the view that the amendment to the S106 is acceptable, subject to the interim measures proposed. It is therefore proposed to amend Schedule 4 of the agreement, through a deed of variation, to cover the following points. Whilst the intention of HFC to make the pitches at their new Hop Oast facility available in September 2018, (subject to the approval of the current application) is not in doubt, it will be important to put in place a restriction on the residential development to ensure that the Council has a lever to compel the residential developer to step in and complete the HFC facility should that prove necessary. Point 3 below will cover that requirement.

1. The Residential Development shall not commence until the 2017/18 football season has ended on 3rd April 2018 and works have commenced on site for the Football Ground Application.
2. The Residential Site Owner will provide alternative football pitch use in the local area for the teams listed below for the 2018/19 football season from April 2018.

Team	Provision
Holbrook 3 rd Team (if applicable)	Horsham Park
Holbrook 4 th Team	Horsham Park
Chesworth Rovers U10s	Forest School
Chesworth Rovers U11s	Forest School
Chesworth Rovers U16s x 2	College of Richard Collyer

3. The Residential Site Owner covenants with the District Council not to allow more than 50% of the open market units on the residential site to be occupied until the pitches at the HFC facility are available for use.

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Additional Comment:

The Horsham Society has objected to the proposal on the grounds that the original proposal and dates should be maintained.

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