

LEGAL SERVICES

MEMORANDUM

TO: Steve Ashdown
Head of Development Management

DATE: 24/04/2026

CC: Fisher, Ms Joanne - - PL01:
Planning: Development Management
– Instructing Officer

OUR REF: PL12: 8242

Accountancy services

**Nicholas Royle – Housing Enabling &
Development Officer**

Land Charges

FROM: Section 106 Monitoring
Solomon Agutu Planning Solicitor
Legal Services

YOUR REF: DM/24/2905

SUBJECT: Planning Obligation pursuant to S.106 Town and Country Planning Act 1990
(as amended) – relating to Deed of Variation - Land south of Scamps Hill, Lindfield, West
Sussex - DM/24/2905

Please find attached an electronic copy of the S.106 Variation Agreement completed in this matter.
Please note the following: -

Date of the S.106 Agreement: 23 April 2026

Parties: Mid Sussex District Council (1)

Vistry Homes Limited (2)

ABRI Group Limited (3)

The main provisions of the S.106 Variation Agreement include: -

Description	Detail
Affordable Housing	The existing Section 106 Agreement restricts the number of Dwellings that can be delivered as affordable housing to 60 no. or 30% of each Phase. This includes the use of Market Housing Units as additional affordable housing. Abri wishes to use some of the Market Housing Units on the site as additional affordable housing. Abri therefore seeks an amendment to the Section 106 Agreement to ensure that the restriction on the number of dwellings that may be provided as affordable housing and the obligations governing the use of the section 106 Affordable Housing Units do not apply to the use of Market Housing Units as additional affordable housing.



The details and a copy of the S.106 Agreement Undertaking are being copied to land charges to enable the same to be registered as a local land charge.

An electronic copy of the original S.106 Agreement will be kept indefinitely under the above IKEN file reference. A hard copy will not be stored. All other documents pertaining to this matter will be destroyed after 6 years. I would ask you to quote this reference in the future should you have any queries or require any further advice/action to be taken in connection with this matter.

If I can be of any further assistance, please do not hesitate to contact me.

Kind regards.

Solomon Agutu

Planning Lawyer