



17A Buckingham Road
Worthing
West Sussex
BN11 1TH

Rosalind Bentley
Post Approval Implementation & Monitoring Officer,
Planning Department,
Arun District Council,
Civic Centre,
Maltravers Rd
Littlehampton,
West Sussex, BN17 5LF

4th March 2025

Dear Rosalind,

Re: old Manor Nursery site, High Street, Angmering (A/51/14/OUT)

I am writing to you to confirm the details of how the public open space shall be managed within the above development.

The development shall remain as a private estate and shall not seek to have any roads or open spaces adopted. To this end, the dwellings will be sold as freehold dwellings and the remaining 'common parts' will form part of a retained freehold area that will transfer over to a new company upon the last sale of a dwelling at the development. All owners of the dwellings will receive an equal share in the new company. This company will exist solely to look after the management of the common parts. They will most likely retain a management company to act for them. The freehold dwellings will have legal obligations on their title to contribute towards the new company so that it has the necessary monetary resources to carry out its function, and in particular look after the open space and landscaping.

I trust this meets with the planning obligation within the s106.

With kind regards

Your sincerely

Ben Cheal
Managing Director

Directors: **I R Cheal** **J I Cheal** **B J Cheal** **MCIOB** **M J Cheal**

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