



**Horsham
District
Council**

For Official Use Only

App No	<input type="text"/>
Date	<input type="text"/>
Fee	<input type="text"/>

Planning Department
Horsham District Council
Park Side, Chart Way
Horsham
West Sussex RH12 1RL
Tel: (01403) 215187
e-mail: planning@horsham.gov.uk

Application for the Modification or Discharge of Planning Obligations

Town and Country Planning Act 1990 (Section 106A)

Town and Country Planning (Modification and Discharge of Planning Obligations) Regulations 1992

Publication of applications on planning authority websites:

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using BLOCK CAPITALS and in black ink

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. What are you applying for?

Modification of Planning Obligations ☒ Discharge of Planning Obligations ☐ (please tick one)

Is the Obligation more than 5 years old? Yes ☐ No ☒ Date Obligation was signed:

2. Applicant Name & Address

Title:	<input type="text"/>	First name:	<input type="text"/>
Last name:	<input type="text"/>		
Company (optional):	<input type="text" value="Vistry Homes Limited"/>		
Address 1:	<input type="text" value="C/O ECE Planning"/>		
Address 2:	<input type="text" value="64-68 Brighton Road"/>		
Address 3:	<input type="text"/>		
Town:	<input type="text" value="Worthing"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="BN11 2EN"/>		
Tel. No:	<input type="text"/>		
E-mail:	<input type="text"/>		

3. Agent Name and Address (if any)

Title:	<input type="text" value="Mr"/>	First name:	<input type="text" value="Chris"/>
Last name:	<input type="text" value="Barker"/>		
Company (optional):	<input type="text" value="ECE Planning"/>		
Address 1:	<input type="text" value="64-68 Brighton Road"/>		
Address 2:	<input type="text"/>		
Address 3:	<input type="text"/>		
Town:	<input type="text" value="Worthing"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="BN11 2EN"/>		
Tel. No:	<input type="text" value="cbarker@eceplanning.com"/>		
E-mail:	<input type="text" value="01903 248777"/>		

4. Address of the Site

Please describe the precise location of the land or building(s) to which this application relates:

Land North of Glebe Farm and Kings Barn Lane, Kings Barn Lane, Steyning, West Sussex.

5. Description of Planning Obligation

Please provide the information requested:

S/106 number:

LS/002162

Related Planning Permission Ref:

DC/21/2233

Names of all parties to the Obligation (continue on another sheet if necessary):

Name:

Horsham District Council

Name:

West Sussex County Council

Name:

Matthew Jason Stanley

Name:

The Richborough Estates Partnership

Name:

Vistry Homes Limited

6. Please state why you are applying for the modification or discharge of the planning obligation identified above.

Please refer to accompanying letter.

7. Please provide any additional information that you consider relevant to the determination of this application.

Please refer to accompanying letter.

8. Please state the nature of the applicant's interest in the land.

The Applicant entered into to a conditional contract with the Owner to purchase the land, dated 22 January 2024.

9. Declaration TO BE COMPLETED BY ALL APPLICANTS

I/we hereby apply for the modification or discharge of a planning obligation under section 106A of the Town & Country Act 1990 in accordance with the details above, and the submitted plan(s) and documents

I/we have completed a certificate (either certificate A, B, or C as appropriate) and attached it to this application.

Signed Chris Barker

On behalf of Vistry Homes Limited
(insert applicant's name if signed by agent)

Date 15/12/2025

Town and Country Planning Act 1990 (Section 106A)

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CERTIFICATE UNDER REGULATION 4

CERTIFICATE A

I certify that:

1. On the day 21 days before the date of the accompanying application the planning obligation to which the application relates was enforceable against nobody other than the applicant

SIGNED _____ DATE _____

*On behalf of _____

OR

CERTIFICATE B

I certify that:

1. I have / The applicant has* given the required notice to everyone else against whom, on the day 21 days before the date of the accompanying application the planning obligation to which the application relates was enforceable, as listed below:

Name of person on whom notice served	Address at which notice was served	Date on which notice was served
HORSHAM DISTRICT COUNCIL	Albery House, Springfield Road Horsham, West Sussex RH12 2GB	15/12/2025
MATTHEW JASON STANLEY	Glebe Farm House, 17 Kings Barn Lane, Steyning, BN44 3YR	15/12/2025
RICHBOROUGH ESTATES PARTNERSHIP LLP	2nd Floor, Waterloo House, 20 Waterloo Street, Birmingham B2 5TB	15/12/2025

SIGNED Chris Barker DATE 15/12/2025

*On behalf of Vistry Homes Limited

NOTES

* Delete where inappropriate

OR

(P.T.O.)

Town and Country Planning Act 1990 (Section 106A)

Town and Country Planning (Modification and Discharge of Planning Obligations) Regulations 1992

CERTIFICATE UNDER REGULATION 4

CERTIFICATE C

I certify that:

1. I / The applicant* cannot complete a Certificate A or B in respect of the accompanying application;
2. I have / The applicant has* given notice to the persons listed below, being persons against whom, on the day 21 days before the date of the accompanying application the planning obligation to which the application relates was enforceable.

Name of person on
whom notice served

Address at which notice was
served

Date on which
notice was served

-
3. I have / The applicant has* taken reasonable steps to ascertain the name and address of every person whom, on the day 21 days before the date of the accompanying application, the planning obligation to which the application relates was enforceable and who has not been given notice of the application: These steps were as follows: (a)

Notice of the application to modify or discharge a planning obligation has been published on the (b)

In the (c)

(attach a copy of the notice).

SIGNED _____ DATE _____

*On behalf of _____

NOTES

* Delete where inappropriate

- (a) description of steps taken
- (b) date of publication
- (c) name of newspaper in which the notices was published

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Notice of an Application to Modify or Discharge a Planning Obligation

I GIVE NOTICE that (a) Vistry Homes Limited

is applying to HORSHAM DISTRICT COUNCIL to modify / discharge* the planning obligation described below:

PLANNING OBLIGATION

Obligation description: Schedule 3, 4 and 5 and pursuant to the S.106 Agreement dated 29
(b) November 2024

Address of site: Land North of Glebe Farm and Kings Barn Lane, Steyning, West Sussex.
(c)

Obligation date: (d) 29 November 2024

Any person against whom the planning obligation is enforceable who wishes to make representations about this application should make them in writing to the Planning Department, Horsham District Council, Park North, North Street, Horsham, West Sussex, RH12 1RL by:

(e) 05/01/2026

Signed Chris Barker Date 15/12/2025

*On behalf of Vistry Homes Limited

NOTES

- (a) Insert name of applicant.
- (b) Insert a brief description of the planning obligation which the applicant wishes to modify or discharge
- (c) Insert address or location of land to which the planning obligation relates.
- (d) Insert date that the obligation was entered into
- (e) Insert date giving a period of 21 days beginning with the date of service of this notice

* Delete where in appropriate.