



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

S106/26/0004

Roundstone Park, Worthing Road, Southwater, West Sussex,

DESCRIPTION:

Application to modify clauses 1 & 2 of Schedule 2 of the S106 agreement to DC/22/0096 to change the trigger for the payment of the Affordable Housing Contribution.

RELEVANT PLANNING HISTORY:

DC/22/0096	Demolition of existing buildings and erection of 36 Retirement Living Apartments and 6 Retirement Cottages, including a Lodge Manager's office, communal facilities, a guest suite, parking and landscaping.	Application Permitted on 20.02.2024
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PLANNING ASSESSMENT

Planning Application DC/22/0096 was granted consent on 20.02.2024. This permission was for the following:

Demolition of existing buildings and erection of 36 Retirement Living Apartments and 6 Retirement Cottages, including a Lodge Manager's office, communal facilities, a guest suite, parking and landscaping.

Consent is sought to modify clauses 1 and 2 of Schedule 2 of the s106 to change the trigger points for the payment of the Affordable Housing Contribution.

Clause 1:

To pay the affordable housing contribution to the council in the following instalments:

- i) 50% of the affordable housing contribution prior to occupation of the development;
- ii) The remainder of the affordable housing contributions prior to occupation of 20th dwelling in the development and

Clause 2:

- i) Occupy any of the dwellings prior to paying 50% of the affordable housing contribution to the council
- ii) Occupy the 20th dwelling prior to paying the affordable housing contribution to the council.

This application seeks to amend these clauses to 50% of the affordable housing being due on occupation of the 20th dwelling (rather than first occupation), and remainder of the affordable housing contributions prior to occupation of 30th dwelling in the development (rather than 20th).

The applicants have provided the following justification for this change:

The Minister of State for Housing and Planning wrote to the Chief Executive of the Planning Inspectorate on the 18th December 2025 (letter attached) regarding the modification of planning obligations. The Minister noted the significant challenges facing the housebuilding industry over recent years including increased construction costs, regulatory changes and the current wider economic conditions. These challenges have been acutely felt by the retirement housebuilding sector with rising build costs and slowing sales rates.

The Applicant is currently selling at 0.6 apartments per month nationwide and 0.28 apartments per month for the past 6 months for its selling schemes in the South East which is significantly down from the 1.4

rate assumed at the time of the application. In the period from the consent to the completion phase build cost increased by 5% whilst sales values have stagnated shown in the sales rates.

The change in trigger points is considered to be reasonable in light of the slow sales. The finances will continue to be received in full, just at a slightly later point within the sales process due to the lag in sales. This is considered acceptable under the circumstances in planning terms, and the legal agreement has been amended to reflect this change.

Recommendation: Application Permitted

NOTE TO APPLICANT

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

DELEGATED

Case Officer sign/initial Kate Turner Date: 16.7.26

Authorising Officer sign/initial Adrian Smith Date: 16/07/2026