



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

S106/26/0026

The Street, Cowfold, West Sussex,

DESCRIPTION:

Modification of S106 Agreement: rectification - Correction of site plan in S106 agreement.

The occupier of the Vicarage is seeking to vacate and the owner to sell, and a change to the red line boundary of S106 legal agreement is requested to exclude the Vicarage titled property from the agreement, via a deed of variation. In addition, one of the first owners listed has now passed so this application seeks to remove them as well.

RELEVANT PLANNING HISTORY:

DC/25/1826	Removal of Conditions 6, 16, 17, 20, 21, 37, 41 and 42 (all relating to water neutrality) of previously approved application DC/25/0999 (Variation of Condition 6, 7, 19, 20, 40, and 41 and 1 of previously approved application DC/22/1815 (Erection of 35 dwellings with associated engineering operations and works)).	Application Permitted on 06.02.2026
DC/25/0999	Variation of Condition 6 (Private water supplies), 7 (Private Water supply Management Plan), 19 (DWI certification for water sampling), 20 (risk assessment of Private Water Supplies), 40 (Source Protection Zone) and 41 (supply from mains water supply) and Condition 1 (Approved Plans) of previously approved application DC/22/1815 (Erection of 35 dwellings with associated engineering operations and works) to enable an alternative water neutrality strategy to access the Sussex North Offsetting Water Scheme (SNOWS) and to add to the approved plans list elevation and floorplan drawings of plot 26 house type 4A submitted at application stage.	Application Permitted on 16.07.2025
DC/22/1815	Erection of 35 dwellings with associated engineering operations and works.	Application Permitted on 31.12.2024

PLANNING ASSESSMENT

Planning Application DC/22/1815 was permitted on 31st December 2024. This permission was for the erection of 35 dwellings with associated engineering operations and works and was subject to a section 106 legal agreement. Approval is now sought to modify the red line site plan in the associated s106 agreement CB/002927 for the planning permission DC/22/1815; to exclude the Vicarage property title so this land is no longer bound by the obligations of the agreement. This s106 modification is acceptable to the Local Planning Authority as the exclusion has no implications to the terms of the obligations secured in the agreement.

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 Stephanie Bryant Date: 05.08.2026

Authorising Officer sign/initial Matthew Porter Date: 07-08-2026