Horsham District Council

For Official Use Only	
App No	
Date	
Fee	

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: X
Discharge of Planning Obligations: (please tick one)

Is the Obligation more than 5 years old?:	Yes	No	Date Obligation was signed:
		X	28 JULY 2025

2. Applicant Name & Address

Title:	MS
First name:	MONA
Last name:	JOHANSSON
Company (optional):	STONEWATER LIMITED
Address 1:	SUITE C LANCASTER HOUSE
Address 2:	GRANGE BUSINESS PARK
Address 3:	ENDERBY ROAD
Town:	LEICESTER
County:	LEICESTERSHIRE
Postcode:	LE8 6EP
Tel. No:	[redacted]
E-mail:	[redacted]

3. Agent Name and Address (if any)

Title:	MS
First name:	CLAIRE
Last name:	JAMES
Company (optional):	TLT LLP
Address 1:	ONE REDCLIFF STREET
Address 2:	
Address 3:	
Town:	BRISTOL
County:	
Postcode:	BS1 6TP
Tel. No:	03330 061554
E-mail:	CLAIRE.JAMES@TLT.COM

4. Address of the Site

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

LAND LYING TO THE SOUTH EAST OF RUSHFIELD HOUSE, HIGH BAR LANE, THAKEHAM, PULBOROUGH, WEST SUSSEX, RH20 3EH

AND

LAND ON THE NORTH SIDE OF HIGH BAR LANE, THAKEHAM, PULBOROUGH, WEST SUSSEX, RH20 3EH

(PLEASE SEE RED LINE PLAN WITHIN SECTION 106 AGREEMENT)

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5. Description of Planning Obligation

Please provide the information requested:

S/106 number: CB/002149

Related Planning Permission Ref: DC/20/2577 (SECTION 73 PERMISSION SUBSEQUENTLY GRANTED UNDER DC/26/0912)

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

Name: SARAH ELIZABETH LAWRENCE (PREVIOUSLY KNOWN AS SARAH ELIZABETH RIMMINGTON), EMMA KATE PRESTON AND OLIVER JOHN PRESTON

Name: RESIDE HOLDINGS LIMITED

Name: RESIDE DEVELOPMENTS LIMITED

Name: WEST SUSSEX COUNTY COUNCIL

Name: HORSHAM DISTRICT COUNCIL

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

WE ARE APPLYING FOR THE FOLLOWING CHANGES, WITH THE REASONS FOR EACH REQUEST SET OUT BELOW:

1. REMOVAL OF THE CUSTOM BUILD/SELF BUILD PLOT REQUIREMENT. THIS WOULD INVOLVE THE DELETION OF SCHEDULE 4 AND THE CONSEQUENTIAL DELETION OF THE FOLLOWING DEFINITIONS: "CUSTOM BUILD", "CUSTOM BUILD/SELF BUILD UNIT", "CUSTOM BUILD/SELF BUILD PLOT" AND "CUSTOM BUILD/SELF BUILD MARKETING STRATEGY" AND "SELF BUILD."

THIS IS NECESSARY BECAUSE THE PROVISION OF SELF-BUILD/CUSTOM BUILD UNITS IS NOT PART OF STONEWATER'S OPERATING MODEL AND THE REQUIREMENT TO PROVIDE SUCH A PLOT CONFLICTS WITH STONEWATER'S ASPIRATION TO PROVIDE UP TO 100% AFFORDABLE HOUSING ON THIS SITE.

2. REMOVAL OF GEOGRAPHIC REINVESTMENT RESTRICTIONS – THIS IS THE OBLIGATION AT PARAGRAPH 3.9 OF SCHEDULE 2. THIS WOULD INVOLVE THE DELETION OF PARAGRAPH 3.9 IN ITS ENITRETY.

THIS AMENDMENT IS NECESSARY TO ALIGN THE AGREEMENT WITH STONEWATER'S FUNDING ARRANGEMENTS IN TERMS OF COMPLIANCE WITH HOMES ENGLAND'S CAPITAL FUNDING GUIDE.

3. AMENDMENTS TO ALLOW STONEWATER TO DELIVER THE OPEN MARKET UNITS THAT FORM PART OF THE DEVELOPMENT ON AN AFFORDABLE TENURE.

THIS WOULD INVOLVE AMENDING THE DEFINITION OF "OPEN MARKET UNITS" SO THAT IT READS "ALL THOSE HOUSING UNITS TO BE CONSTRUCTED ON THE APPLICATION SITE WHICH ARE NOT AFFORDABLE HOUSING UNITS BUT WHICH MAY BE PROVIDED ON AN AFFORDABLE TENURE AS DEFINED UNDER THE NATIONAL PLANNING POLICY FRAMEWORK."

THIS AMENDMENT WOULD ALLOW DELIVERY OF ADDITIONAL AFFORDABLE HOUSING BEYOND THAT ALREADY SECURED AND COULD FACILITATE THE DELIVERY OF ADDITIONAL AFFORDABLE HOUSING WITHIN THE DISTRICT SHOULD CIRCUMSTANCES ALLOW.

Attach an additional sheet if necessary

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

THE PROPOSED VARIATIONS HAVE BEEN DISCUSSED BETWEEN HAMPSHIRE HOMES (DEVELOPING THE SITE ON STONEWATER'S BEHALF) AND AILSA KEOGH IN THE AFFORDABLE HOUSING TEAM. WE UNDERSTAND THAT THERE IS SUPPORT IN PRINCIPLE FOR THE PROPOSED CHANGES.

Attach an additional sheet if necessary

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

STONEWATER LIMITED IS THE BENEFICIAL LANDOWNER OF THE "APPLICATION SITE" AS DEFINED IN THE SECTION 106 AGREEMENT. STONEWATER'S INTEREST IS BY WAY OF A TRANSFER (TP1) OUT OF TITLE NUMBERS WSX358458 AND WSX358459 DATED 24 SEPTEMBER 2026 BETWEEN RESIDE HOLDINGS LIMITED AND STONEWATER LIMITED. STONEWATER'S PURLAND REGISTRY.

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 CLAIRE JAMES, TLT LLP

STONEWATER LIMITED

On behalf of

(insert applicant's name if signed by agent)

15 OCTOBER 2026

Date

Town and Country Planning Act 1990 (Section 106A)

Town and Country Planning (Modification and Discharge of Planning Obligations) Regulatins1992

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

SIGNED ..... DATE .....

*On behalf of .....

NOTES

* Delete where inappropriate

OR

(P.T.O.)

Town and Country Planning Act 1990 (Section 106A)

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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

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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) .....

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

PLANNING OBLIGATION
Obligation description:
(b) .....

.....

.....

.....

.....

.....

.....

Address of site: (c) .....

.....

.....

.....

Obligation date: (d) .....

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) .....

Signed ..... Date .....

*On behalf of .....

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.