
Sent: 17 March 2026 14:18
To: Planning
Subject: Response to planning - S106/26/0004

Importance: High

Categories: Consultations

**S106/26/0004 Roundstone Park Worthing Road Southwater West Sussex
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.**

SPC Comment: Objection

The letter from the Minister dated 18 December 2025 states:

"In this context, the government recognises that it may be necessary in specific circumstances to modify existing planning obligations to improve the viability of housing developments in the near term, boosting the number of new homes, including social and affordable homes, delivered over the course of the next few years."

On that basis, the Minister is looking to future projects, and, it would seem, it relates to projects that have not yet started, to improve viability. As this request relates to a completed project, it does not meet the requirements of the advice, and we object accordingly.

If HDC does decide to permit this request, we would suggest that a deferred interest charge of 5% per year on the S106 money be applied with a set timeframe of 3 years before full payment, plus interest is due.

Regards

Julie



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