From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 17 November 2026 10:08:22 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application S106/26/0046
Categories: Comments Received

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 17/11/2026 10:08 AM.

Application Summary

Address:	Land North of The Rise Partridge Green West Sussex
Proposal:	Modification to the s106 Agreement under planning permission DC/22/0301 to: |cr|1) remove the requirement for First Homes, and amend the affordable housing tenure mix to 22 Affordable Dwellings comprising 15 Affordable Rented Units/Social Rented Units and 7 Shared Ownership Units; |cr|2) include a Mortgagee Exemption Clause for the Social Rented Units to align with NHF standard wording and amended for the Shared Ownership Units; |cr|3) replace the RPI reference with CPI; |cr|4) enable any Open Market Dwellings used as additional Affordable Housing, but not bound by the terms of the s106 Agreement; |cr|5) amend the mortgagee release clause within the specimen Nominations Agreement to align with the NHF standard wording; |cr|Discharge of the Unilateral Undertaking under planning permission DC/22/0301 relating to water neutrality.|cr|
Case Officer:	Matthew Porter

Click for further information

Customer Details

Address :	West Grinstead Parish Council Parish Office Village Hall Lane Partridge Green Horsham

Comments Details

Commenter Type:	Parish Council

Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	WGPC's recommendation is to REFUSE this application. Councillors do not believe this modification is putting the needs of the local residents first. The Council stated at the time of the initial planning proposal that what the Parish needed was more starter and finisher homes and this was one of the appeals of the initial planning application. The removal of first homes does not align with the planning application initially put forward and supported by WGPC and does not provide for the need of the local residents and is not representative of the local demographic. Considering the proposal without the marketed properties and the socially rented properties, the proposal does not give adequate housing options for local residents who wish to downsize. The council gave consideration to the mix of affordable homes not providing CIL money, which negatively impacts future benefits to the Parish and local community facilities. The Council want to make a clear request in relation to the social rented properties proposed, that it be stipulated as part of any agreement going forward, all nomination rights be prioritised specifically to any social housing seeking residents of the Parish, or those with local links to the area through family, work, schooling, etc first and foremost.

Kind regards

Telephone:

Email: planning@horsham.gov.uk

Horsham District Council