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: x	No:	Date Obligation was signed:	12 November 2018	as varied by deeds of variation dated 27th March 2026 and 18th June 2026

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, Enderby Road,
Address 3:	Whetstone,
Town:	Leicester,
County:	
Postcode:	LE8 6EP
Tel. No:	[redacted]
E-mail:	[redacted]

3. Agent Name and Address (if any)

Title:	Ms
First name:	Liz
Last name:	Osborne
Company (optional):	Ashfords Solicitors
Address 1:	Ashford House
Address 2:	Grenadier Road
Address 3:	
Town:	Exeter
County:	Devon
Postcode:	EX1 2PQ
Tel. No:	[redacted]
E-mail:	[redacted]

4. Address of the Site

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

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Land adjacent to Railway Cottages and Pulborough Railway Station, Stopham Road, Pulborough, West Sussex RH20 1DP

5. Description of Planning Obligation

Please provide the information requested:

S/106 number:	Sec 106 2279
Related Planning Permission Ref:	DC/16/0728

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

Name:	George Henry Richards (interest now owned by Stonewater Limited)
Name:	Willowmead (Pulborough) Limited (interest now owned by Stonewater Limited)
Name:	Network Rail Infrastructure Limited
Name:	Horsham District Council
Name	West Sussex County Council

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

To regularise S106 obligations, particularly relating to the requirements relating to provision of the car park in the 2018 S106 Agreement in line with the S73 permission issued by the Council under reference DC/26/0619 dated 11th August 2026 which provided for the removal of the requirement to provide the station car park prior to occupation of the dwellings

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

Draft S106 DoV has been submitted to the Council on 25th October 2026 and principles have been discussed between Mona Johannson of Stonewater and Alice Johnson of the Council.

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

Landowner

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 Ashfords LLP

Stonewater Limited

On behalf of

(insert applicant's name if signed by agent)

Date 2.11.26

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
Network Rail Infrastructure Limited	Via Addleshaw Goddard Solicitors by email to melissa.clarke@addleshawgoddard.com and to The Company Secretary, Network Rail Infrastructure Limited, Waterloo General Office, London SE1 8SW	29.10.26

SIGNED Ashfords LLP DATE 2.11.26
Stonewater Limited

*On behalf of _____

NOTES

* Delete where inappropriate

OR

(P.T.O.)

Town and Country Planning Act 1990 (Section 106A)

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

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 Ashfords LLP DATE 2.11.26

Stonewater Limited

*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) Stonewater Limited

is applying to HORSHAM DISTRICT COUNCIL to modify / ~~discharge*~~ the planning obligation described below:

PLANNING OBLIGATION

Obligation description: (b) Agreement under S106 of the Town and Country Planning Act 1980 and other powers

Made between

George Henry Richards

Willowmead (Pulborough) Limited

Network Rail Infrastructure Limited

Horsham District Council

Address of site: (c) Land adjacent to Railway Cottages and Pulborough Railway Station, Stopham Road, Pulborough, West Sussex RH20 1DP

Obligation date: (d) 12 November 2018 as varied by deeds of variation dated 27th March 2026 and 18th June 2026

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) 24th November 2026

Ashfords LLP 2.11.26

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

Stonewater Limited

*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.