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]	02/10/2023

2. Applicant Name & Address

Title:	
First name:	
Last name:	
Company (optional):	Sigma Homes (Horsham) Ltd
Address 1:	44-46 Springfield Road
Address 2:	
Address 3:	
Town:	Horsham
County:	West Sussex
Postcode:	RH12 2PD
Tel. No:	
E-mail:	

3. Agent Name and Address (if any)

Title:	Mr
First name:	Damian
Last name:	Sullivan
Company (optional):	Sigma Homes (Horsham) Ltd
Address 1:	44-46 Springfield Road
Address 2:	
Address 3:	
Town:	Horsham
County:	West Sussex
Postcode:	RH12 2PD
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:

Land at Sumners Pond, Chapel Road, Barns Green, Horsham, RH13 0PR

5. Description of Planning Obligation

Please provide the information requested:

S/106 number: HDC Legal Ref: SW/2651

Related Planning Permission Ref: DC/21/2697

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

Name: Sigma Homes (Horsham) Ltd – landowner

Name: Close Brothers Ltd - chargee

Name:

Name:

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

Despite extensive marketing, we were unable to gain any interest in the affordable housing units, as described in the s106, from a registered provider. The only offer we received was from a non-registered provider, who requires the tenure to be amended to all Shared Ownership. We have subsequently discussed the required amendments with the Housing & Communities Officer, Andrew Smith, who has confirmed that both the buyer and tenure change has been discussed internally and is acceptable to HDC.

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

The variation to the s106 has been fully discussed and agreed with HDC officers and solicitors. In addition, an Affordable Housing Provider, who is compliant with the proposed new definitions, who is approved by the Council, is progressing contracts to purchase the newly defined Affordable Housing, subject to the DoV being agreed.

Attach an additional sheet if necessary

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

Sigma Homes (Horsham) Ltd are the landowners.

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.



Town and Country Planning Act 1990 (Section 106A)

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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
Close Brothers Limited	10 Crown Place, London, EC2A 4FT	11.10.2024

[redacted]

NOTES

* Delete where inappropriate

OR

(P.T.O.)

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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

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 / discharge* the planning obligation described below:

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

.....

.....

.....

.....

.....

.....

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

.....

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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.