From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 01 October 2026 16:38:27 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application S106/26/0036
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 01/10/2026 4:38 PM.

Application Summary

Address:	Land To The West of Smock Alley South of Little Haglands West Chiltington
Proposal:	Deed of variation to legal agreement for approved application DC/24/1619 to allow the affordable homes to be delivered as Discount Market Sales
Case Officer:	Sophie Moore

Click for further information

Customer Details

Address:	Puffins Smock Alley West Chiltington Pulborough West Sussex

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other
Comments:	The planning application for this development was formulated and made by the applicant, and approved by Horsham District Council (HDC). During prior submissions (both written, and verbal at various meetings) the applicant placed considerable emphasis was placed on the demand for affordable housing in West Chiltington, and how this specific application would make an important contribution.

I see nothing in the application to satisfy me that the proposed variation to allow a Discount Market Sales mechanism will achieve the equivalent affordable housing outcome (echoing the view already stated by the West Chiltington Parish Council objection). Property prices within West Chiltington are well above the average for the HDC area - offering houses for sale with a discount will still not bring them within the reach of most of these seeking affordable housing, who are more likely to seek and benefit from a shared-ownership of the type that could be delivered through a Housing Association.

The current request for a deed of variation to the Section 106 Agreement therefore appears to me as the applicant attempting to protect their own financial interests and avoid any risk to themselves by buying themselves out of their previously given commitments to provide affordable housing within West Chiltington, whilst potentially making no contribution to Horsham District Council's overall affordable demand.

The decision of the Planning Inspector in the 2026 Chilmington Green appeal rejected the applicant's argument that scheme-wide viability supplies an overriding additional test, and established that an obligation can still serve a useful purpose even if compliance makes development harder or financially unattractive.

I urge HDC to follow the same principle as applied by the Planning Inspector in that application and refuse this request for a deed of variation, even if once again it makes the development harder or financially unattractive.

Kind regards

Telephone:

Email: planning@horsham.gov.uk

Horsham District Council