

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 02 July 2026 22:56:08 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application S106/26/0021
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 02/07/2026 10:56 PM.

Application Summary

Address:	Kilnwood Vale Crawley Road Faygate West Sussex RH12 0AQ
Proposal:	Application for a deed of variation of the legal agreement under DC/15/2813 for the whole of the Kilnwood Vale site for various amendments relating to the delivery of the site. cr
Case Officer:	Kate Turner

[Click for further information](#)

Customer Details

Address:	124 Illett Way Horsham Faygate
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Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other
Comments:	I am submitting this objection as a resident of Kilnwood Vale in relation to the proposed Deed of Variation to DC/15/2813. The variation seeks to amend or remove several obligations secured under the original Section 106 agreement. These obligations were fundamental to ensuring the development met the requirements of sustainable growth, adequate infrastructure provision, and long-term community wellbeing as set out in both national and local planning policy.

The ****Horsham Infrastructure Delivery Plan (IDP)**** sets out the infrastructure required to support strategic developments, including community facilities, sports provision, drainage capacity, employment land, retail space, and healthcare access. Kilnwood Vale is one of the district's largest strategic sites, and the original S106 obligations were designed to align with the IDP's expectations for infrastructure phasing and delivery. The proposed Deed of Variation appears to weaken or defer several of these commitments without providing transparent viability evidence or demonstrating how the revised obligations will continue to meet the IDP's requirements.

Several ****original S106 trigger points**** for infrastructure delivery have already passed without the corresponding facilities being provided. These triggers were essential mechanisms to ensure infrastructure came forward in parallel with housing completions. Altering or removing these obligations now risks creating long-term deficits in drainage resilience, community facilities, sports provision, retail space, and healthcare access. This is inconsistent with the IDP's principle that infrastructure must be delivered "at the right time" to support sustainable development.

It is also important to note that ****Crest Nicholson continue to market and sell homes using the original S106-based plans and promotional material****, including representations of community facilities, sports areas, retail units, employment land, and a GP site. These elements formed part of the vision sold to purchasers and influenced decisions to buy homes in Kilnwood Vale. Residents made significant financial investments based on these commitments. Altering them after purchase - without clear justification or transparent viability evidence - undermines those expectations and raises concerns about ****consumer fairness and long-term property value****.

The National Planning Policy Framework (NPPF) requires developments to be supported by appropriate infrastructure, to create healthy and inclusive communities, and to ensure planning obligations are used to make development acceptable in planning terms. The proposed variation does not demonstrate compliance with these principles. Nor does it align with Local Plan objectives relating to infrastructure capacity, community cohesion, access to services, or long-term place-making.

Given the scale of Kilnwood Vale - 1,415 households including both homeowners and renters - any reduction in promised facilities will have significant long-term consequences. The original S106 obligations were essential to mitigating the impacts of a development of this size. Weakening them now risks diminishing the quality, functionality, and resilience of the community, and raises legitimate concerns about ****developer accountability****.

For these reasons, I object to the proposed Deed of Variation and request that Horsham District Council:

- uphold the original S106 obligations wherever possible,
- require full and transparent viability evidence for any proposed changes,
- ensure compliance with the Horsham Infrastructure Delivery Plan,
- ensure compliance with the NPPF and Local Plan policies relating to infrastructure, sustainability, and community provision,
- consider the long-term material impact on residents' financial investment,
- and ensure Crest Nicholson are held accountable for delivering the commitments used to market and justify this development.

The consultation closes on ****14 July 2026****, and I urge the Council to protect the integrity of the original development commitments and ensure that any variation is fully justified in accordance with planning policy.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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