

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 15 July 2026 18:04:30 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 15/07/2026 6:04 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 Faygate Horsham
----------	--------------------------------

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 in addition to my previous ones, as a resident of Kilnwood Vale. The proposed Deed of Variation (S106/26/0021) must be considered in the context of the Horsham District Council Schedule of Suggested Main Modifications to the Submission Local Plan 2023-2040, which are currently out for consultation . These modifications introduce significant changes that directly affect Kilnwood Vale and materially alter the planning balance for this application.

1. The Local Plan now proposes 350 additional homes immediately west of Kilnwood Vale

The Main Modifications include a new strategic housing allocation of 350 dwellings on land west of Kilnwood Vale. This expansion will substantially increase the size of the settlement and place additional pressure on existing infrastructure.

It is therefore essential that the original Section 106 obligations for Kilnwood Vale are upheld and delivered before any variation is approved. Weakening or delaying obligations at the same time as planning a major expansion is not sustainable and would undermine the long-term integrity of the development.

2. The Local Plan acknowledges that Kilnwood Vale's promised facilities remain undelivered

The Main Modifications explicitly state that:

"Not all of the planned services and facilities have been fully delivered."

This is a critical admission. The Deed of Variation seeks to amend obligations relating to community facilities, sports provision, drainage infrastructure, employment space, and retail areas - many of which are already overdue.

Given the Local Plan's recognition of incomplete infrastructure, it would be inappropriate to approve a variation that further delays or reduces these commitments.

3. The new strategic site must integrate with Kilnwood Vale's existing infrastructure

The Local Plan requires the new 350-home site to function as a coherent extension of Kilnwood Vale, following the Neighbourhood Principle and connecting into existing movement networks, green spaces, and community facilities.

This means the infrastructure originally promised for Kilnwood Vale is not optional - it is foundational to the successful integration of future development. Any weakening of obligations would compromise the ability of the expanded settlement to function as intended.

4. Increased pressure on roads, drainage, and community facilities

The Main Modifications safeguard land west of Kilnwood Vale for a potential future Crawley Western Link Road and multi-modal transport corridor. This indicates anticipated long-term traffic growth in the area.

Combined with 350 additional homes, this makes the delivery of:

drainage infrastructure

sports and recreation facilities

community buildings

employment space

retail provision

even more critical. These facilities were part of the original planning justification for Kilnwood Vale and must not be weakened.

5. The planning context has materially changed
The Deed of Variation was submitted before the Local Plan Main Modifications were published. The planning context has now changed significantly:

Kilnwood Vale is being reclassified as a larger village / small town.

A major expansion of the settlement is proposed.

Infrastructure shortfalls have been formally acknowledged.

Given these changes, approving a variation that reduces or delays obligations would be premature and contrary to the emerging Local Plan evidence base.

For the reasons above, I object to the proposed Deed of Variation (S106/26/0021).

I request that Horsham District Council:

uphold the original Section 106 commitments

require full delivery of promised facilities before any variation is considered

ensure that infrastructure is strengthened, not weakened, in light of the planned 350-home expansion

consider the cumulative impact of both consultations on the Kilnwood Vale community

Kilnwood Vale is entering a new phase of growth. It is essential that the infrastructure promised to existing residents is delivered in full to support both current and future households. does this fall withing the guideline of considerations?

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton