

8 December 2025

The Savills logo consists of the word "savills" in a red, lowercase, sans-serif font, positioned on a yellow rectangular background.

Jason Hawkes
Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB L

Jim Beavan
E: jbeavan@savills.com
DL: +44 (0) 23 8071 3931

Mountbatten House
1 Grosvenor Square
Southampton SO15 2BZ
T: +44 (0) 238 071 3900
F: +44 (0) 238 071 3901
savills.com

Dear Jason

**APPLICATION FOR A MINOR MATERIAL AMENDMENT TO PLANNING APPLICATION DC/23/1694
(APPLICATION UNDER SECTION 96A TCPA 1990)**

KILNWOOD VALE – NEIGHBOURHOOD CENTRE (PP- PP-14547784)

I write on behalf of Crest Nicholson South, hereafter referred to as Crest. Pursuant to this full online submission please find attached the following information submitted in support of a Section 73 Minor Material Amendment (MMA) to Planning Application DC/23/1694 (Kilnwood Neighbourhood Centre).

This letter sets out the context of the existing consent, the nature of the proposed amendments and the rationale and necessity for the change.

In addition to this letter, the application submission consists of:

- Application Form
- CIL Form
- The fee of £2,085 (paid via BACS)

Application Context

Neighbourhood Centre

A Reserved Matters Application for the Neighbourhood Centre was submitted to the LPA (HDC) on 12 September 2023 and registered under the reference DC/23/1694. The description of development is as follows:

“Reserved Matters approval sought for layout, appearance, scale and access, in accordance with DC/15/2813 for the Kilnwood Vale Neighbourhood Centre, comprising of 111 residential dwellings (C3), 66 elderly care units (C2), a community building and 9no. commercial units (Class E) with associated landscaping, access and parking”

Reserved matters consent was granted on 23 January 2024.

Application Rationale

On 31 October 2025, Natural England issued a Withdrawal Statement confirming that its Water Neutrality Position Statement of September 2021 has been withdrawn.

For applicants, this means that:

1. No water neutrality statement is now required;

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS.

A subsidiary of Savills plc. Registered in England No. 2605138. Registered office: 33 Margaret Street, London, W1G 0JD



2. No payment into Sussex North Water Certification Scheme (SNWCS) is needed to use the Southern Water capacity referred to above;
3. No bespoke conditions or s106 obligations are required to demonstrate water neutrality.

As detailed on the HDC Planning Page, applications for new housing will still be required by condition to comply with the Building Regulations Part G Optional Technical Standard (currently 110 l/p/d) as required by Policy 37 of the Horsham District Planning Framework.

In light of Natural England's Withdrawal Statement, we are requesting that Condition 5 (Water Efficiency) be amended as below.

Proposed Amendments

Condition	Proposed Amendment
<p>5. No development above ground floor slab level shall commence until full details of the water efficiency measures required to achieve a maximum of 91.4 l/p/d have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the specification of all fixtures and fittings to be included in all dwellings, and a completed Part G calculator confirming the targeted water consumption is achieved.</p> <p>i) No dwelling hereby permitted shall be occupied until the approved water efficiency measures to serve that dwelling have been installed and made available for use in accordance with approved details, with evidence of installation submitted to an approved in the writing by the Local Planning Authority.</p> <p>ii) The installed water efficiency measures, or any subsequent replacement of measures over the lifetime of the development, shall achieve equivalent or higher standards of water efficiency to those approved unless otherwise agreed in writing with the Local Planning Authority.</p>	<p>Amended:</p> <p>"5. The development shall be designed and built to comply with Building Regulations Part G2 Optional Technical Standard (110 l/p/d)"</p> <p>5. No development above ground floor slab level shall commence until full details of the water efficiency measures required to achieve a maximum of 91.4 l/p/d have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the specification of all fixtures and fittings to be included in all dwellings, and a completed Part G calculator confirming the targeted water consumption is achieved.</p> <p>i) No dwelling hereby permitted shall be occupied until the approved water efficiency measures to serve that dwelling have been installed and made available for use in accordance with approved details, with evidence of installation submitted to an approved in the writing by the Local Planning Authority.</p> <p>The installed water efficiency measures, or any subsequent replacement of measures over the lifetime of the development, shall achieve equivalent or higher standards of water efficiency to those approved unless otherwise agreed in writing with the Local Planning Authority.</p>

Summary

As detailed above, there is a strong rationale for this limited revision to the consented development. The proposed removal/amendment of the condition comes as a direct response to Natural England's Withdrawal Statement and HDC's accompanying statement. The proposed MMA will not materially change the scale or nature of the approved development and, as such, it is appropriate in these circumstances to consider them as minor material amendments to the approved reserved matters planning consent under section 73 of the TCPA.

Compliance with Approved Parameter Plans

In accordance with Condition 3 of the extant outline planning consent, the proposals for reserved matters must be in substantial accordance with the parameter plans approved as part of the outline consent (DC/15/2813).

No amendments to the scheme are necessitated by the proposed minor-material amendments submitted herein. Accordingly the proposal is considered to be in continued accordance with the approved Parameter Plans.

EIA Statement of Conformity

As set out within the PPG, where an Environmental Impact Assessment was carried out on the original application, the planning authority will need to consider if further information needs to be added to the original Environmental Statement to satisfy the requirements of the Regulations.

There are no reasons, in our view, why the proposals in this MMA application would make any material difference to the assessments and conclusions in the original ES.

The assessments submitted therefore remain valid and appropriate and there is as such, no need to revisit the conclusions reached in the Kilnwood Vale outline ES approved in October 2011. As such, this application should not need to submit an addendum or further review of the ES that was previously submitted and assessed as part of the outline consent.

Natural England are clear in their Withdrawal Statement that LPAs **do not** need to undertake an appropriate assessment or consult them on water scarcity issues affecting the Sites.

Summary and Conclusions

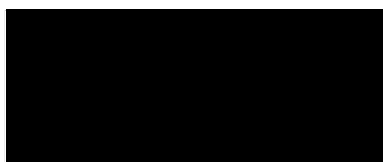
This letter supports an application for a Section 73 Minor Material Amendment (MMA) to Planning Application DC/23/1694 (Kilnwood Neighbourhood Centre).

The proposed MMA follows the publication of Natural England's Withdrawal Statement confirming that its Water Neutrality Position Statement of September 2021 has been withdrawn.

To enable the MMA, Condition 5 is proposed to be amended. The MMA will not necessitate a change to the description of the reserved matters development, and the amendments sit squarely within the principle and parameters of the extant outline planning consent, relevant national and local planning policy, as well as the Government's objectives to ensure that the planning system is flexible and can respond to changing circumstances.

If you require any information regarding this process, please do not hesitate to contact me.

Yours sincerely,

A solid black rectangular box used to redact the signature of Jim Beavan.

Jim Beavan
Savills Planning