Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1925
Kilnwood Vale Sub-Phase 3DEFG, Kilnwood Vale, Crawley Road, Horsham, Faygate

DESCRIPTION:
Variation of condition 5 and Removal of condition 6 of previously approved application reference DC/23/0856 (APP/Z3825/W/23/3333968) (Reserved Matters approval sought for Layout, Appearance, Landscaping, Scale and Access (in accordance with DC/15/2813) for Phase 3 D, E, F and G of the Kilnwood Vale development, comprising 280 dwellings with associated landscaping, access and parking) relating to water neutrality.

RELEVANT PLANNING HISTORY:

| | | |
|---|---|---|
| DC/23/0856 | Reserved Matters approval sought for Layout, Appearance, Landscaping, Scale and Access (in accordance with DC/15/2813) for Phase 3 D, E, F and G of the Kilnwood Vale development, comprising 280 dwellings with associated landscaping, access and parking. | Deemed Consent on 25.10.2024 |
| DC/25/1336 | Non Material Amendment to previously approved application DC/23/0856 (Reserved Matters approval sought for Layout, Appearance, Landscaping, Scale and Access (in accordance with DC/15/2813) for Phase 3 D, E, F and G of the Kilnwood Vale development, comprising 280 dwellings with associated landscaping, access and parking) Amendments to location of and species type within the soft landscaping for the approved scheme. | Application Permitted on 11.12.2025 |

DESCRIPTION OF THE SITE

The site comprises part of the land benefiting from the Outline Permission, originally granted in 2011, that will deliver the Kilnwood Vale strategic allocation.

This application relates to phases 3DEF and G of the Kilnwood Vale Development that was originally approved under DC/15/2813 in outline form and reserved matters under DC/23/0856. These phases will deliver 280 houses of the already substantially developed strategic site.

DESCRIPTION OF THE APPLICATION
Permission was granted on 25.10.2024 for Reserved matters for Layout, Appearance, Landscaping, Scale and Access (in accordance with DC/15/2813) for Phase 3 D, E, F and G of the Kilnwood Vale development, comprising 280 dwellings with associated landscaping, access and parking. This was granted subject to a list of conditions including the two listed below. This application seeks to amend condition 5 and remove condition 6, both of which refer to Water Neutrality.

Condition 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.*
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.*

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*

Condition 6:

*No dwelling hereby permitted shall be first occupied until written agreement from the Local Planning Authority has been provided that either:*

i *A water neutrality mitigation scheme has been secured via Horsham District Council's adopted Offsetting Scheme (in line with the recommendations of the Sussex North Water Neutrality Study: Part C – Mitigation Strategy, Final Report, December 2022). OR*

ii *A site-specific water neutrality mitigation scheme has been (a) agreed in writing with the Local Planning Authority as being equivalent to Horsham District Council's adopted Offsetting Scheme AND (b) implemented in full.*

RELEVANT PLANNING POLICIES

**The National Planning Policy Framework (NPPF)**:

**Horsham District Planning Framework (2015)**:

Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities

Paragraph 33 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council is currently in the process of reviewing its development plan however at this stage the emerging policies carry only limited weight in decision making. As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five year supply of deliverable housing sites (NPPF footnote 8).

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 1.7 years. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

**Horsham District Local Plan (2023-40) (Regulation 19)**:

Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 3: Settlement Expansion
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 10: Flooding
Strategic Policy 11: Environmental Protection
Strategic Policy 12: Air Quality
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Strategic Policy 23: Infrastructure Provision
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Strategic Policy 27: Inclusive Communities, Health and Wellbeing
Policy 28: Community Facilities, Leisure and Recreation
Strategic Policy 37: Housing Provision
Strategic Policy 38: Meeting Local Housing Needs
Policy 39: Affordable Housing
Policy 40: Improving Housing Standards in the District

**Supplementary Planning Guidance**:
Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)

**Planning Advice Notes**:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES
Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:
INTERNAL CONSULTATIONS

PUBLIC CONSULTATIONS
Representations:
One letter of Objection have been received from one address, objecting to the application on ecological matters

Parish Comments:

**Colgate Parish Council**: Objection
The Parish Council are objecting to the removal of Condition 5 and would suggest that the applicants refer back to the water saving measures in the original application

Member Comments:
None received

HUMAN RIGHTS AND EQUALITY:
The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same

Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

**Water Neutrality**:

The 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality. Conditions 5 and 6 of the reserved matters consent DC/23/0856 were applied to ensure this phase of the development would be water neutral. An appropriate assessment was undertaken at the time to ensure compliance with the Habitats Regulations.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10th November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken a new Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 1st November 2025, will not exceed the above capacity. This is subject to the development complying with the Building Regulations Optional Technical Water Standard of 110 l/p/day.

Accordingly, Officers consider that the removal of conditions 5 and 6, and the addition of a new condition (18) requiring compliance with the Building regulations Optional Technical Standard, will not result in this phase of the development having an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

**Conclusions**:

As set out above, consent is sought under Section 73 of the Town and Country Planning Act to amend or remove conditions 5 and 6 of the previously approved application DC/23/0856, as the requirements of Water Neutrality are no longer necessary given the formal withdrawal of the Natural England position statement on October 31st, 2025. It is considered best in administrative terms to remove both in their

entirety and add a condition requiring the development to meet the Building Regulations Part G2 Optional Technical Standard (110 l/p/d) as an additional condition.

Whilst a consent under S73 creates a new planning permission for the site, government guidance set out in the PPG is clear that only the matters being amended are to be considered. It is not the purpose or function of a s73 consent to revisit the principle of development on the site. Accordingly, the principle of development on this site remains settled and acceptable, along with all other matters not subject to these proposed amendments.

The conditions attached by the appeal inspector are otherwise repeated in their entirety, except where details have subsequently been submitted and agreed under separate applications.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

**It is considered that this development constitutes CIL liable development.**

| Use Description | Proposed | Existing | Net Gain |
|---|---|---|---|
| | | **Total Gain** | |
| | | **Total Demolition** | |

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

**Recommendation: Application Permitted**

Conditions:

1. **Plans Condition**: With the exception of the Water Neutrality Statement and the matters within the Shadow Habitats Regulations Assessment (and its addendum) relating to water neutrality, the development hereby permitted shall be carried out in accordance with the approved plans listed in Appendix 1 of the Statement of Common Ground between Horsham District Council and Crest Nicholson Operations Limited dated 18 March 2024.

   Reason: In the interests of certainty.

2. **Pre-Commencement (Slab Level) Condition**: The Development shall be implemented in accordance with the schedule of materials, finishes and colours to be utilised for the external walls, windows and roofs of the approved buildings approved under DISC/25/0193 (dated 01.12.2025). All materials to be utilised in the construction of the approved buildings shall, thereafter, conform to those approved.

   Reason: To ensure that the approved development is of a high quality of design and appearance and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

3. **Pre-Commencement (Slab Level) Condition** The Development shall be implemented in accordance with details of underground services approved under DISC/25/0309 (dated

11.12.2025). The development shall be carried out as per the approved details and coordinated with the approved Residential Landscape Masterplan (ref: 30125-5 DR-5000 S4-P12), Softworks Proposals (3015-5-DR-5001-P9, 3015-5-DR-5002-P9, 3015-5-DR-5003-P6, 3015-5-DR-5004-P6, 3015-5-DR-5005-P6, 3015-5-DR-5006-P10, 3015-5-DR-5007-P10, 3015-5-DR-5007-P10 and 3015-5-DR-5008-P9) and Preliminary Surface and Foul Water Drainage Strategy (refs: 2107120-002 G and 2107120-003 G).

Reason: To ensure the successful delivery of necessary underground services without conflict with the approved landscaping and drainage strategy, in accordance with Policies 33 and 38 of the Horsham District Planning Framework (2015).

4. **Pre-Commencement (Slab Level) Condition**: The Development shall be implemented in accordance with the street furniture details approved under DISC/25/0193 (dated 01.12.2025).

Reason: To ensure that the approved development is of a high quality of design and appearance and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

5. No longer relevant

6. No longer relevant

7. **Pre Occupation Condition**: All approved soft/ hard landscaping and boundary treatments within the curtilage of an approved building shall be implemented prior to the first occupation of that dwelling, in accordance with the approved soft/hard landscaping drawings, unless alternative hard and soft landscaping details and/or boundary treatments are submitted to and been approved in writing by the Local Planning Authority prior to the commencement of development above ground-floor slab level.

Reason: To ensure that the approved development is of a high quality of design and appearance and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

8. **Pre- Occupation Condition**: All soft landscaping outside of the curtilage of an approved dwelling shall be carried out in the first planting and seeding season, following the first occupation of the relevant buildings or the completion of the development, whichever is the sooner. Any trees or plants detailed on the approved landscaping strategy which die, are removed, become seriously damaged or diseased, within a period of five years following the completion of the development shall be replaced with new planting of a similar size and species.

Reason: To ensure that the approved development is of a high quality of design and appearance and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

9. **Pre- Occupation Condition**: The Development shall be implemented in accordance with the landscape management responsibilities plan (delineating areas of ownership and maintenance responsibility) for all communal landscape areas approved under DISC/24/0306 (dated 11.07.2025). The landscape areas shall thereafter be managed and maintained in accordance with the approved details.

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

10. **Pre-Occupation Condition**: No dwelling hereby permitted shall be occupied until secure covered cycle parking facilities to serve that dwelling have been constructed and made available for use in accordance with approved drawings. The cycle parking facilities shall thereafter be retained as such for their designated use.

Reason: To provide alternative travel options to the use of the car in accordance with Policy 40 of the Horsham District Planning Framework (2015).

11. **Pre-Occupation Condition**: No dwelling hereby permitted shall be occupied until the car parking spaces serving the respective dwellings have been constructed and made available for use in perpetuity. All unallocated (visitor) parking spaces shall be completed and made available for use prior to the completion of the development and shall, thereafter, remain available only for use as visitor parking.

    Reason: To ensure future occupiers benefit from sufficient access to parking facilities and in accordance with Policy 41 of the Horsham District Planning Framework (2015).

12. **Pre-Occupation Condition**: The Development shall be implemented in accordance with the full details of proposed solar PV apparatus as approved under DISC/24/0306 (dated 11.07.2025). The equipment shall, be installed prior to the first occupation of each respective dwelling in accordance with the approved details.

    Reason: To provide certainty to the Local Planning Authority as to the extent of solar PV provision within the approved development, the extent of benefit to be derived in respect of the mitigation and minimisation of impacts of climate change and visual impacts of solar PV provision in accordance with the provisions of Policies 33, 35, 36 and 37 of the Horsham District Planning Framework (2015).

13. **Pre- Occupation Condition**: No dwelling shall be first occupied until secure covered provision for the storage of refuse and recycling has been made for that dwelling in accordance with the submitted plans. The refuse and facilities shall thereafter be retained for use at all times.

    Reason: To ensure that future occupiers benefit from sufficient facilities for the storage of refuse/ recycling bins and in the interests of visual amenity in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

14. **Pre-Occupation Condition**: The Development shall be implemented in accordance with the details agreed under DISC/25/0340 (dated 01.12.2025) in relation to foul water discharge.

    Reason: To ensure that any necessary improvements to the foul water network are made ahead of occupation.

15. **Pre-Occupation Condition:** The Development shall be implemented in accordance with the details approved under DISC/25/0362 (dated 08.01.2026) regarding the location of fire hydrants and method of installation and maintenance in perpetuity. The development shall be carried out in accordance with the approved details and retained as such, unless a variation is agreed with the Local Planning Authority.

    Reason: In the interests of emergency planning and in accordance with policy CP13 of the Horsham District Local Development Framework; Core Strategy and DC40 of the Horsham District Local Development Framework: General Development Control Policies (2007) and policy CP3 of the Horsham District Local Development Framework Core Strategy (2007), HDPF Policies 33 and 39.

16. **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking, amending and/or re-enacting that Order), no roof extensions falling within Class B, Part 1, Schedule 2 of the Order shall be erected, constructed and/or installed to any dwelling hereby approved without express planning permission from the Local Planning Authority first being obtained.

    Reason: To ensure that the Local Planning Authority can fully consider whether prospective roof extensions adequately preserve the visual amenity of the area and privacy and living conditions of nearby occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

17. **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking, amending and/or re-enacting that Order), all garages hereby permitted shall be used only as private domestic garages for the parking of vehicles incidental to the use of the properties as dwellings and for no other purpose.

Reason: To ensure adequate off-street provision of parking in the interests of amenity and highway safety, and in accordance with Policies 40 and 41 of the Horsham District Planning Framework.

18. **Regulatory Condition:** The dwelling(s) hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.

Reason: To limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

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**Note to Applicant:**
Plans listed in Appendix 1 of the Statement of Common Ground between Horsham District Council and Crest Nicholson Operations Limited dated 18 March 2024:

| **Title** | **Plan Ref/ Date** | **Revision** |
|---|---|---|
| Site Location Plan | 21173-S101 | A |
| Coloured Site Layout | 21173-C101 | B |
| Coloured Street Scenes A-A, B-B and C-C | 21173 - C190 | A |
| Coloured Street Scenes D-D to F-F | 21173 - C191 | A |
| Coloured Street Scenes G-G and H-H | 21173 - C192 | A |
| Site Layout - Roof Level | 21173-P101 | Q |
| Site Layout - Ground Floor Level | 21173-P102 | Q |
| Materials Distribution Plan | 21173-P103 | J |
| Plots 1, 147 and 150 (Plans and Elevations) | 21173-P110 | B |

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|---|---|---|
| Plots 2-3, 92-93, 104-105, 135-136, 140-141, 188-189 and 266-267 (Plans and Elevations) | 21173-P111 | B |
| Plots 4-7, 12-15 and 57-60 (Plans and Elevations) | 21173-P112 | B |
| Plots 8-11 (Plans and Elevations) | 21173-P113 | B |
| Plots 36-37 (Plans and Elevations) | 21173-P114 | B |
| Plots 38, 66, 67, 97 and 102 (Plans and Elevations) | 21173-P115 | B |
| Plots 39, 43, 53, 54, 69 and 70 (Plans and Elevations) | 21173-P116 | B |
| Plots 41 and 96 (Plans and Elevations) | 21173-P117 | B |
| Plots 42 and 55 (Plans and Elevations) | 21173-P118 | B |
| Plots 44-45, 111-112, 160-161, 186-187, 202-203, 234-235, 246-247, 264-265, 168-269 and 273-274 (Plans and Elevations) | 21173-P119 | B |
| Plots 46-49 (Plans and Elevations) | 21173-P120 | B |
| Plots 50-51 and 73-74 (Plans and Elevations) | 21173-P121 | B |
| Plots 52, 65, 71, 151 and 154 (Plans and Elevations) | 21173-P122 | B |
| Plots 56 and 68 (Plans and Elevations) | 21173-P123 | B |
| Plots 61-64 (Plans and Elevations) | 21173-P124 | B |
| Plots 72, 94, 95, 98, 101, 108, 109, 110, 158, 159, 199, 232 and 233 (Plans and Elevations) | 21173-P125 | B |
| Plots 75-78 (Plans and Elevations) | 21173-P126 | B |
| Plots 79-81 (Plans and Elevations) | 21173-P127 | B |
| Plots 82-85 (Plans and Elevations) | 21173-P128 | B |
| Plots 86-89 (Plans and Elevations) | 21173-P129 | B |
| Plots 90-91 (Plans and Elevations) | 21173-P130 | B |
| Plots 99-100 (Plans and Elevations) | 21173-P131 | B |
| Plots 103, 121 and 249 (Plans and Elevations) | 21173-P132 | B |

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| Plots 106-107, 122-123, 142-143, 177-178, 190-191, 200-201 and 259-260 (Plans and Elevations) | 21173-P133 | B |
| Plots 113-114 (Plans and Elevations) | 21173-P134 | B |
| Plots 115-116 and 130-131 (Plans and Elevations) | 21173-P135 | B |
| Plots 117, 120, 224 and 227 (Plans and Elevations) | 21173-P136 | B |
| Plots 118, 119, 153, 156, 157, 204, 225 & 226 (Plans and Elevations) | 21173-P137 | B |
| Plots 40, 148, 149, 152, 157 and 205 (Plans and Elevations) | 21173-P138 | B |
| Plots 124-126 and 180-182 (Plans and Elevations) | 21173-P139 | B |
| Plots 127-129, 164-166 and 168-170 (Plans and Elevations) | 21173-P140 | B |
| Plots 132-134 and 137-139 (Plans and Elevations) | 21173-P141 | B |
| Plots 144-146, 256-258 and 261-263 (Plans and Elevations) | 21173-P142 | B |
| Plots 162-163 (Plans and Elevations) | 21173-P143 | B |
| Plot 167 (Plans and Elevations) | 21173-P144 | B |
| Plots 171-174 (Plans and Elevations) | 21173-P145 | B |
| Plots 175-176 (Plans and Elevations) | 21173-P146 | B |
| Plot 179 (Plans and Elevations) | 21173-P147 | B |
| Plots 183-185, 221-223 and 270-272 (Plans and Elevations) | 21173-P148 | B |
| Plots 192-193 (Plans and Elevations) | 21173-P149 | B |
| Plots 194, 207 and 210 (Plans and Elevations) | 21173-P150 | B |
| Plots 195-196 (Plans and Elevations) | 21173-P151 | B |
| Plots 197 and 248 (Plans and Elevations) | 21173-P152 | B |
| Plots 198, 208 and 209 (Plans and Elevations) | 21173-P153 | B |
| Plots 211-214 (Plans and Elevations) | 21173-P154 | B |
| Plots 215-216 (Plans and Elevations) | 21173-P155 | B |

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| Plots 217-220 (Plans and Elevations) | 21173-P156 | B |
| Plots 228-231 (Plans and Elevations) | 21173-P157 | B |
| Plots 236-240 (Plans) | 21173-P158 | B |
| Plots 236-240 (Elevations) | 21173-P159 | B |
| Plots 241-245 (Plans) | 21173-P160 | B |
| Plots 241-245 (Elevations) | 21173-P161 | B |
| Plots 250 and 252 (Plans and Elevations) | 21173-P162 | B |
| Plot 251 (Plans and Elevations) | 21173-P163 | B |
| Plots 253-255 (Plans and Elevations) | 21173-P164 | B |
| Plots 275-280 (Plans) | 21173-P165 | B |
| Plots 275-280 (Elevations) | 21173-P166 | B |
| Plots 155 and 206 (Plans and Elevations) | 21173-P167 | B |
| Plots 16-27 - Building 1 (Plans) | 21173-P170 | |
| Plots 16-27 - Building 1 (Elevations) | 21173-P171 | |
| Plots 28-35 - Building 2 (Plans) | 21173-P172 | |
| Plots 28-35 - Building 2 (Elevations) | 21173-P173 | |
| Ancillary Buildings - Sheet 1 of 2 | 21173-P180 | |
| Ancillary Buildings - Sheet 2 of 2 | 21173-P181 | |
| Street Scenes AA-BB-CC | 21173-P190 | B |
| Street Scenes DD-EE-FF | 21173-P191 | B |
| Street Scenes GG-HH | 21173-P192 | B |
| Residential Landscape Masterplan | 3015-A-DR-5000 | P12 |
| Softworks Proposals - Residential | 3015-A-DR-5001 | P9 |
| Softworks Proposals - Residential | 3015-A-DR-5002 | P9 |
| Softworks Proposals - Residential | 3015-A-DR-5003 | P6 |
| Softworks Proposals - Residential | 3015-A-DR-5004 | P6 |
| Softworks Proposals - Residential | 3015-A-DR-5005 | P6 |
| Softworks Proposals - Residential | 3015-A-DR-5006 | P10 |
| Softworks Proposals - Residential | 3015-A-DR-5007 | P10 |
| Softworks Proposals - Residential | 3015-A-DR-5008 | P9 |
| Residential Hard Surface Strategy | 3015-A-DR-5100 | P9 |

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|---|---|---|
| Residential Boundaries | 3015-A-DR-5101 | P7 |
| Typical Residential Tree Planting | 3015-A-DR-5500 | P1 |
| Close Board Fencing | 3015-A-DR-5601 | P7 |
| Land Spec | 3015-5-SP-5400 | P1 |
| Tree Retention and Removal Plan | 3015-A-DR-5700 | P7 |
| Highway Layout Review | 2107120-001 | B |
| Preliminary Surface and Foul Water Drainage Strategy (Sheet 1 of 2) | 2107120-002 | G |
| Preliminary Surface and Foul Water Drainage Strategy (Sheet 2 of 2) | 2107120-003 | G |
| Applicant Response to LLFA Holding Objection | 07.08.2023 | |
| Drainage Strategy Briefing Note | 07.12.2023 | C |
| Phase 2 and 3 Remaining Infrastructure Drainage Report | October 2023 | |
| Schedule of Accommodation | 20.04.2023 | |
| Design and Access Statement | April 2023 | |
| Planning Statement | April 2023 | |
| Shadow Habitats Regulations Assessment | October 2022 | |
| Shadow Habitats Regulations Assessment Addendum | August 2023 | |
| Water Neutrality Statement | August 2023 | |

**DELEGATED**

Case Officer sign/initial Kate Turner Date: 22/01/2026

Authorising Officer sign/initial Adrian Smith Date: 26/01/2026