DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/26/0256
Kilnwood Vale Sub-Phase 3DEFG , Kilnwood Vale, Crawley Road, Horsham, Faygate,

DESCRIPTION:
Approval of details reserved by condition 2a to approved application DC/25/2135

RELEVANT PLANNING HISTORY:

DC/25/2135	Variation of condition 1 of previously approved application reference DC/25/1925 (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) for amendments to house type design and market housing mix.	Application Permitted on 24.03.2026

PLANNING ASSESSMENT

Planning Application DC/25/2135 was granted consent on 24.03.2026. This permission was for the following:

Variation of condition 1 of previously approved application reference DC/25/1925 (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) for amendments to house type design and market housing mix.

Consent is sought to discharge the details reserved by condition 2A.

Condition 2A:

Pre-Commencement (Slab Level) Condition:
A. No development above ground floor-slab level within sub-Phases 3D, 3F and 3G shall commence until a schedule of materials, finishes and colours to be utilised for the external walls, windows and roofs of the approved buildings, has been submitted to and approved by the Local Planning Authority in writing. All materials to be utilised in the construction of the approved buildings shall, thereafter, conform to those approved.

B. The Development in relation to sub-Phase 3E 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).

A schedule of materials has been submitted as well as physical samples provided.

This shows the following materials to be used:

- Multi Stock Facing Brick: Ibstock – Western Red Multi.
- Ibstock Parkhouse Marlborough Brick- Buff
- Marshalls Mayfair Vintage Brick- Grey
- Forticrete Duo thin flat roof tile- Rustic Red
- Forticrete Duo Thin flat roof tile- Anthracite
- Weatherborading- Hardy Plank Arctic White and Hardie Plank Cobblestone
- Ral 7016 Anthracite grey windows
- Ral 7016 Anthracite grey doors

A Revised Matreials schedule has been provided as the applicant has been advised that the Hardiplank suppliers are stopping manufacturing mid 2027. An alternative weatherboard has been proposed which appears to match well with the previously proposed material:

- Cedral Lap White C01
- Cedral Lap Pebble Grey C77.

The materials are considered appropriate and many of the same materials have also been approved for phase 3E. The varied brick/ boarding and roof colours will add interest to the houses whilst also providing uniformity through the use of the same windows and doors.

A Materials Distribution Plan has been provided showing which properties will be finished in different materials. This appears to show a good mix of materials along the streets which will provide some variance in appearance whilst remaining cohesive with eth adjacent phases and other streets nearby.

The requirements of the condition have been satisfied.

Recommendation: Application Permitted

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.

Plans list for: DISC/26/0256
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Materials	Kilnwood external Materials DFG		09.10.2026
Site plan	Materials Distribution Plan	PL-05	09.10.2026

DELEGATED

Case Officer sign/initial Kate Turner Date: 15.10.2026

Authorising Officer sign/initial Adrian Smith Date: 16/10/2026