



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0227

Kilnwood Vale Sub-Phase 3DEFG, Kilnwood Vale, Crawley Road, Horsham, Faygate,

DESCRIPTION:

Application for Approval of Details Reserved by Condition 12 Part A (Plots 1-66, 127-129, 163-174 only) 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
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PLANNING ASSESSMENT

Planning Application DC/25/2135 was granted consent on 24.3.2026. This permission varied the house type and design to the reserved matters consent permitted under DC/23/0856 and 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 12 part A.

Condition 12:

Pre-Occupation Condition:

A. No part of the development relating to sub-Phase 3D, 3F and 3G shall be occupied until details of the proposed solar PV apparatus, including locations and amounts, have been submitted to and approved in writing by the Local Planning Authority. The equipment shall, be installed prior to the first occupation of each respective dwelling in accordance with the approved details.

The details of solar PV for phases 3DEFG were originally approved under DISC/24/0306. However this discharge is now only relevant for phase 3E as 3DFG are now being delivered under the revised scheme approved under DC/25/2135. So further details have been provided for phase 3DFG, but only for a small number of plots at this stage- as explained below.

This application seeks discharge of condition 12a in respect of Plots 1-66, 127-129, 163-174 only. This represents a partial discharge of Condition 12a and does not extend to the remaining plots within the wider site.

The application states the following:

The remaining plots have not been included within the scope of this application as they will be constructed in accordance with the Future Homes Standard (FHS), which comes into effect for new build dwellings from 24 March 2027. As the FHS introduces revised energy efficiency and carbon emission requirements, the applicant currently finalising the technical specification for these plots in order to ensure compliance, including the completion of Standard Assessment Procedure (SAP) calculations. Given that the SAP calculations and associated specification for these plots are not yet finalised, it is not possible to demonstrate compliance with condition 12a at this time. A further application will be submitted to discharge the condition in respect of the remaining plots once the SAP assessments and specification have been finalised.

The applicant has provided a PV site layout plan and an MCS performance calculation.

The submitted details confirm that both Blocks A and B will have solar PV equipment on the north-east and south-east roof elevations. The submitted details show that the solar PV equipment would not be over dominant to the particular housing blocks such as to unacceptably diminish the design quality of approved development. There is, similarly, no evidence to indicate that the introduction of solar PV equipment would unacceptably impact upon the living conditions of existing or future occupiers. The proposals, therefore, are considered compliant with the provisions of HDPF Policies 32 and 33 in these respects. It is, overall, considered that the submitted details would benefit the sustainability credentials of the approved development and would assist in lessening the contribution of development to climate change. It is, therefore, recommended that these details be discharged accordingly.

Recommendation: Application Permitted

NOTE TO APPLICANT

It is noted that this discharge only refers to Block A and Block B of Phase 3DFG (Plots 1-66, 127-129, 163-174 only).

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/26/0227

(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
Layout plan	PV site	TAY-KIL-500 REV A	17.07.2026

DELEGATED

Case Officer sign/initial Kate Turner

Date: 07.09.2026

Authorising Officer sign/initial

Adrian Smith

Date: 07/09/2026