



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0070

Kilnwood Vale Neighbourhood Centre, Crawley Road, Faygate, West Sussex,

DESCRIPTION:

Application for Approval of Details Reserved by Condition 39(a) to approved application DC/15/2813 relating to the Neighbourhood Centre only.

RELEVANT PLANNING HISTORY:

DC/15/2813	Variation of conditions 3, 4, 7, 8, 9, and 10 of hybrid planning application DC/10/1612 to enable the reconfiguration of the neighbourhood centre, community facilities and open space	Application Permitted on 28.04.2016
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PLANNING ASSESSMENT

Planning Application DC/15/2813 was granted consent on 28.04.2016. This permission was for the following:

Variation of conditions 3, 4, 7, 8, 9, and 10 of hybrid planning application DC/10/1612 to enable the reconfiguration of the neighbourhood centre, community facilities and open space.

Consent is sought to discharge the details reserved by condition 39.

Condition 39:

a) Before the construction of any non-residential building hereby permitted is commenced a scheme for the achievement of a "very good" rating pursuant to the Building Research Establishment Environmental Assessment Method (or the equivalent rating of another such nationally recognised measure of sustainable construction), in respect of that building, shall have been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include a water reduction strategy and shall demonstrate compliance with the Sustainability Statement submitted as part of this application. Each non-residential building shall be constructed in accordance with the approved design assessment which relates to that building.

b) No part of any non-residential building hereby permitted shall be occupied until a copy of a post - construction completion certificate, verifying that the building has achieved a "very good" rating (or equivalent), has been submitted to the Local Planning Authority.

Reason: To secure the construction of a sustainable development in accordance with the vision as set out in the Land West of Bewbush Joint Area Action Plan and Policy 37 of the Horsham District Planning Framework (2015).

This condition requires evidence of a 'very good' BREEAM rating for any non- residential buildings. This includes a water reduction strategy and compliance with the original Sustainability Statement.

A BREEAM Pre- Assessment report (dated 30 January 2026) has been provided to discharge part a of this condition. This verifies the 'very good' rating of the 9 proposed retail units at the Neighbourhood Centre (55.13% targeted score).

The requirements of the condition have been satisfied and part a can be discharged.

Recommendation: Application Permitted

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/26/0070

(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
Supporting Docs	BREEAM UK NC V6 Pre-Assessment Report		26.02.2026
Supporting Statement	Covering Letter		26.02.2026

DELEGATED

Case Officer sign/initial Kate Turner Date: 20.04.2026

Authorising Officer sign/initial Adrian Smith Date: 21/04/2026