



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0072

Kilnwood Vale Neighbourhood Centre, Calvert Link, Faygate, West Sussex, RH12 0BZ

DESCRIPTION:

Application for Approval of Details Reserved by Condition 15 to approved application DC/25/2158

RELEVANT PLANNING HISTORY:

DC/25/2158	Removal of Conditions 3 and 6 of previously approved application DC/23/1694 (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) relating to Water Efficiency.	Application Permitted on 10.02.2026
DC/23/1694	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	Application Permitted on 23.01.2025

PLANNING ASSESSMENT

Planning Application DC/25/2158 was granted consent on 10.02.2026. This permission was for the following:

Removal of Conditions 3 and 6 of previously approved application DC/23/1694 (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) relating to Water Efficiency.

Consent is sought to discharge the details reserved by condition 15.

Condition 15:

Pre-Occupation Condition: No building or dwelling hereby approved shall be first occupied until details showing the location of fire hydrants and method of installation and maintenance in perpetuity have been submitted to and approved in writing by the Local Planning Authority, in consultation with West Sussex County Council's Fire and Rescue Service. 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 accordance with fire and safety regulations in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The installation of the washout (W/O) will be incorporated into the water infrastructure design prepared by Triconnex, which has been submitted to Advanced Water Infrastructure Networks for approval. Crest Nicholson have engaged with Advanced Water Infrastructure Networks and presented the design for adoption under a NAV agreement. Under this arrangement, they will assume full responsibility for the mains infrastructure, including the W/O, covering both maintenance and repair. The following information is enclosed pursuant to the discharge of this condition:

- X274-NC-NAV-W-01 PHASE NC NAV WATER DESIGN – Approved
- X274-NC-SL-W-01 PHASE NC SELF-LAY WATER DESIGN

West Sussex Fire and Rescue have viewed the submitted information and confirmed the following:

‘Providing the fire hydrants indicated on the plan submitted for this site are in place, ready for use and West Sussex Fire & Rescue Service (WSFRS) are informed they are ready for operational use, prior to any occupation of any dwelling house the hydrant condition raised will be met and the condition discharged. The fire hydrant locations for this site have been consulted with and agreed with Southern Water. Unfortunately, on too many occasions new housing estate properties are occupied prior to WSFRS being informed fire hydrants are ready for use, which then puts lives and properties at greater risk in the event of a fire.

The requirements of the condition have been satisfied.

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/26/0072

(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 Statement	Covering Letter		27.02.2026
Plans	PHASE NC NAV WATER DESIGN	X274-NC-NAV-W-01 H	27.02.2026
Plans	PHASE NC SELF-LAY WATER DESIGN	X274-NC-SL-W-01 G	27.02.2026

DELEGATED

Case Officer sign/initial Kate Turner Date: 20.04.2026

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

