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Kate Turner
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Dear Kate,

**APPLICATION FOR A NON-MATERIAL AMENDMENT TO PLANNING APPLICATION DC/25/2135
(APPLICATION UNDER SECTION 96A TCPA 1990)**

KILNWOOD VALE – PHASE 3DEFG

I write on behalf of Crest Nicholson South, hereafter referred to as Crest. Pursuant to this full online submission please find attached the following information submitted in support of a Non Material Amendment (NMA) to Planning Application DC/25/2135 (Phase 3DEFG).

Due to Taylor Wimpey acquiring sub-parcels 3D, 3F and 3G, and Crest retaining ownership of the remaining sub-parcel 3E, this application relates solely to **sub-phase 3E**.

This letter sets out the context of the existing consent, the nature of the proposed amendments and the rationale and necessity for the change.

In addition to this letter, the application submission consists of:

- Application Form
- Updated Drawings and Plans
- The fee of £383.00 (paid via Planning Portal)

Application Context

Kilnwood Vale

The Kilnwood Vale site was allocated in the West of Bewbush Joint Area Action Plan (JAAP) in 2009, for a neighbourhood of approximately 2,500 dwellings and associated uses, including retail and employment uses, a primary school, community uses, a new rail station and open space. This allocation has subsequently been taken forward in the Horsham District Planning Framework (HDPF), which was adopted in 2015.

A hybrid planning application, including a masterplan for the site, was submitted to Horsham District Council (HDC) in July 2010 and was formally approved in October 2011, following signing of the section 106 legal agreement (ref: DC/10/1612). The hybrid planning permission comprised four parts (Parts A-D). Part A comprises outline planning permission for approximately 2,500 new homes, neighbourhood centre, new rail station, pumping station, energy centre with land for employment, schools and associated access and amenity space.



In December 2015, an application for Minor Material Amendments to Part A of the consented scheme for Kilnwood Vale was submitted to HDC under section 73 of the Town and Country Planning Act (TCPA) to facilitate proposed improvements to the masterplan (ref: DC/15/2813). The MMA application was subsequently approved by the Council in April 2015. The planning permission for the MMA to the masterplan sits alongside the original planning permission, which remains intact and unamended.

Phase 3DEFG

A Reserved Matters Application for Phase 3DEFG was submitted to HDC on 28 April 2023 and registered under the reference DC/23/0856. The description of development is as follows:

“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”

The Council did not provide a decision within the determination period expired on 29 September 2023 due to the proposed development not being “water neutral”.

An appeal was subsequently made by Crest against the LPA’s non-determination of DC/23/0856 to challenge the requirement for Water Neutrality. On 8 April 2024, this appeal was recovered for the Secretary of State’s determination, in pursuance of section 79 of, and paragraph 3 of Schedule 6 to, the Town and Country Planning Act (TCPA) 1990.

The Decision Letter and Inspector’s Report were received on 25 October 2024. The Inspector recommended that the reserved matters should be approved and the Secretary of State agreed with this recommendation.

The appeal was allowed but a condition (Condition 6) was added requiring that, prior to occupation, the LPA shall have provided written agreement that either a water neutrality mitigation has been secured via Horsham District Council’s Offsetting Scheme, or a site-specific water neutrality mitigation scheme has been agreed and implemented in full.

On 31 October 2025, Natural England issued a ‘withdrawal statement’ stating that, with new measures, including amending Southern Water’s abstraction licences and implementing ecological resilience measures, development will not have a likely significant effect on the Arun Valley protected sites.

Following the publication of Natural England’s Withdrawal Statement, a minor material amendment application (ref. DC/25/1925) has been submitted by Crest Nicholson to amend/remove Condition 5 and 6 for the original consent

In December 2025, Phases 3D, 3F, and 3G, comprising a total of 182 units, were purchased by Taylor Wimpey. Taylor Wimpey submitted a Minor Material Amendment (s73) to amend and update the house type designs, incorporating the Taylor Wimpey’s established designs, as well as amend the market housing mix of development consented under application DC/23/0856. The application was made under ref. DC/25/2135.

This was granted consent on 24th March 2026, making the operative consent for 3DEFG now ref. DC/25/2135.

Application Rationale

In the intervening time since the RMA was granted consent (October 2023), Crest have reviewed and updated their established ‘house-types’ and wish to use this application as an opportunity to update the house types within Phase 3E.

The proposed amendments pertain solely to Phase 3E as shown on the submitted Site Plan (21173 - S401).

Proposed Amendments

The scope of the proposed amendments are set out in Table 1. They are also summarised below:

- Substitution of Crest's new housing types into a portion of the market units
- Minor amendments to affordable housing units to ensure consistency of design
- No overall change in quantum of dwellings – remains at 98 (inc. Affordable Housing)
- No change in mix
- No changes in layout
- No change minus the minor design amendments to the affordable housing block (Plots 236-245 & 275-280)

Table 1: Table of Amendments

Type of Amendment	House Type / Notes	Plots
House type substitutions	Leigh changed to Leighton	212, 213, 217 to 220
	Seaton changed to Selby	249
	Hatfield changed to Hadleigh	186, 191, 195, 196, 201, 203, 234, 247, 253, 254, 259, 265, 269 & 273
Amendments to Porch and Bay Windows and Roofs	Dartford	194, 207, 210
	Filey / Leigh	211 to 214
	Hadleigh / Chesham	186-187, 202,203, 234-235, 246-247, 264-265, 268-269 & 273-274
	Hadleigh / Chesham	190 to 191, 200 to 201, 259 to 260
	Hadleigh / Chesham	253 to 255
	Romsey	197, 248
	Romsey	199, 232, 233
	Selby	249
	Windsor	204, 225, 226
	Windsor	205
	Winkfield	198, 208, 209
Addition of Juliette Balconies, Side Lights and Gable Roof Additions to ensure consistency across the Phase	3AR / FOGA	236, 245
Amendment to Ground Floor Entrance Hall Size to accord with Building Regs	3SO / 1BMSO	279

Appendix 1 provides the full list of proposed plans to be superseded. As only selected details have been updated within certain house types, not all plans require revision.

Compliance with Approved Parameter Plans

In accordance with Condition 3 of the extant outline planning consent, the proposals for reserved matters must be in substantial accordance with the approved parameter plans approved as part of the outline consent. The plans are outlined in the Design and Access Statement Addendum (DAS) submitted as part of DC/15/2813. The amended scheme is in accordance with parameter plans as follows:

- The Land Use Parameter Plan (Figure A15.1) identifies this area for residential use.
- The Density Plan (Figure A15.2) identifies the density of this part of the development to be between 40-50 dph. The quantum of development is unchanged and the density of 45.9 dph is therefore unaltered (across the phase).
- The Buildings Heights Plan (Figure A16.1) identifies this area to have dwellings with a height of 2-3 storeys. The proposal is for dwellings and blocks of flats which would be between 2.5-3 storeys high.
- The Pedestrian and Cycle Movement Plan (Figure A17.1) shows a secondary foot/cycle spine to the southern boundary of the site. The site is also located adjacent to the inner green corridor, which includes a primary recreational route. The proposal is in accordance with these pedestrian and cycle routes.
- The Vehicular Movement Plan (Figure A17.3) shows the east-west primary street runs along the southern boundary of the site and a secondary street runs along the northern boundary.
- The Landscape and Open Space Plan (Figure A18.1) shows the areas of open space and recreation for the whole of the development site. This parcel has a green corridor running along the western boundary, and the Leisure Park along the whole of its south-eastern boundary.

Overall, the amended proposal is considered to be in continued accordance with the approved Parameter Plan, thus in accordance with Condition 3 of DC/15/2813.

EIA Statement of Conformity

As set out within the PPG, where an Environmental Impact Assessment was carried out on the original application, the planning authority will need to consider if further information needs to be added to the original Environmental Statement to satisfy the requirements of the Regulations.

The comprehensive Kilnwood Vale proposals were originally confirmed with HDC as representing Environmental Impact Assessment (EIA) Development and the hybrid application submitted (DC/10/1612) was accompanied by an Environmental Statement as a result.

The outline application was approved in October 2011, with due regard having been given to that ES and its associated technical appendices. Necessary conditions and legal obligations were placed on the permission, in order to ensure implementation of any mitigation measures required, to ensure that there would be no significant environmental impact from the initial Phase 1, approved in detail, and any of the subsequent reserved matters, approved in outline.

The reserved matters proposals for Phase 3DEFG sat within the description of the development permitted by the outline consent, and the reserved matters overwhelmingly accord with the parameters assessed. This NMA application falls under and will accord with the conditions and legal obligations where relevant.

There are no reasons, in our view, why the proposals in this NMA application would make any material difference to the assessments and conclusions in the original ES. The assessments submitted therefore remain valid and appropriate and there is as such, no need to revisit the conclusions reached in the Kilnwood Vale outline ES approved in October 2011.

As such, it has been agreed with HDC that this application would not need to submit an addendum or further review of the ES that was previously submitted and assessed as part of the outline consent.

Summary and Conclusions



This letter supports an application for an NMA relating solely to sub-Phase 3E within Phase 3DEFG of the Kilnwood Vale development approved under reserved matters consent ref. DC/25/2135.

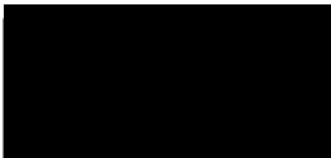
All relevant drawings have been updated to reflect the changes to the scheme and are set out within the drawing issue sheets submitted alongside the application.

The applicant understands that the definition of non-material is the responsibility of the planning authority to determine. Indeed, the judgement on "materiality" in any particular case is one of fact and degree. In this case it is maintained that the changes to the consented scheme do not constitute 'material' amendments and sit comfortably within the spirit of the original consent.

There is a strong delivery rationale for these limited revisions to the consented development. Further, the proposed amendments will not materially change the scale or nature of the approved development. As such, it is appropriate in these circumstances to consider them as non-material amendments to the approved reserved matters planning consent under section 96A of the TCPA.

If you require any information regarding this process, please do not hesitate to contact me.

Yours sincerely



Becky Rayner
Savills Planning

Appendix 1: 3E NMA Superseded Drawing List

Original Document	Updated Plan	Superseded?
N/A	Site Location Plan (3E) 21173 - S401	New Plan
Materials Distribution Plan 21173-P103 J	N/A	No
Schedule of Accommodation 20.04.2023	N/A	No
Coloured Street Scenes D-D to F-F – 21173-C191 – A	N/A	No
Coloured Street Scenes A-A, B-B and C-C – 21173-C190 – A	N/A	No
Coloured Street Scenes G-G and H-H – 21173-C192 – A	N/A	No
Plots 183-185, 221-223 and 270-272 – 21173-P148 – B	N/A	No
Plots 192-193 – 21173-P149 – B	N/A	No
Plots 194, 207 and 210 – 21173-P150 – B	21173 - P150C	Yes
Plots 195-196 – 21173-P151 – B	21173 - P151C	Yes
Plots 197 and 248 – 21173-P152 – B	21173 - P152C	Yes
Plots 198, 208 and 209 – 21173-P153 – B	21173 - P153C	Yes
Plots 211-214 – 21173-P154 – B	21173 - P154C	Yes
Plots 215-216 – 21173-P155 – B	N/A	No
Plots 217-220 – 21173-P156 – B	21173 - P156C	Yes
Plots 228-231 – 21173-P157 – B	N/A	No
Plots 236-240 (Plans) – 21173-P158 – B	N/A	No

Plots 236-240 (Elevations) – 21173- P159 – B	N/A	No
Plots 241-245 (Plans) – 21173-P160 – B	N/A	No
Plots 241-245 (Elevations) – 21173- P161 – B	N/A	No
Plots 250 and 252 – 21173-P162 – B	21173 - P162C	Yes
Plot 251 – 21173-P163 – B	21173 - P163C	Yes
Plots 253-255 – 21173- P164 – B	21173 - P164C	Yes
Plots 275-280 (Plans) – 21173-P165 – B	N/A	No
Plots 275-280 (Elevations) – 21173- P166 – B	N/A	No
Plots 2-3, 92-93, 104- 105, 135-136, 140-141, 188-189 and 266-267 – 21173-P111 – B	N/A	No
Plots 44-45, 111-112, 160-161, 186-187, 202- 203, 234-235, 246-247, 264-265, 268-269 and 273-274 – 21173-P119 – B	21173 - P182	Yes
Plots 72, 94, 95, 98, 101, 108, 109, 110, 158, 159, 199, 232 and 233 – 21173-P125 – B	21173 - P183	Yes
Plots 103, 121 and 249 – 21173-P132 – B	21173 - P184	Yes
Plots 106-107, 122-123, 142-143, 177-178, 190- 191, 200-201 and 259- 260 – 21173-P133 – B	21173 - P185	Yes
Plots 117, 120, 224 and 227 – 21173-P136 – B	N/A	No

Plots 118, 119, 153, 156, 157, 204, 225 & 226 – 21173-P137 – B	21173 - P186	Yes
Plots 40, 148, 149, 152, 157 and 205 – 21173- P138 – B	21173 - P187	Yes
Plots 144-146, 256-258 and 261-263 – 21173- P142 – B	N/A	No
Plots 155 and 206 – 21173-P167 – B	N/A	No