



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/25/0407

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

DESCRIPTION:

Approval of details reserved by condition 4 to approved application DC/23/1694 (residential and retail buildings only).

RELEVANT PLANNING HISTORY:

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
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PLANNING ASSESSMENT

Planning Application DC/23/1694 was granted consent on 23.01.2025. This permission was for the following:

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

Consent is sought to discharge the details reserved by condition 4.

Condition 4:

Pre-Commencement Slab Level Condition: No development above ground floor-slab level 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.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policy WB4 of the West of Bewbush Joint Area Action Plan (2009).

To discharge this condition, the agent has submitted a 'Materials Matrix (Kilnwood Vale, Phase NC (15/12/2025)). This is to be read in conjunction with the Materials Plan and Plot Elevations approved under DC/23/1694. The materials matrix appears to match the approved materials plan, whilst adding more specific details on the materials to be used. The development will mostly be finished in buff multi-stock brick (Michelmersh Danehill Yellow) with grey slate roof tiles. Apartment block plots 91-100 will be finished in brown multi stock brick (Western Red Multi) with grey slate roof, and apartments 29-48 will have reddish brown plain roof tiles. In line with the approved materials plan, this will give materials

consistency across the site as well as some variation to add interest. Plots 104-111 as well as the inter-dispersed gables of the apartments 49-80, will contain 'Hardieplank Light Grey Boarding: Hardiplank - Cobble Stone'. This is a light grey composite boarding that appears to sit well with the brown and buff brick mix. This is in line with the approved elevations for these plots.

The following detail is also set out in the matrix:

- 1) All plain tiled roofs with hips to have round hips and half round ridge tiles - colour as main roof.
- 2) Tiled lower level roofs and porches to be same colour and tiles as main roof.
- 3) Dormer cheeks and faces to be smooth white panels or 'Hardiplank' or similar.
- 4) Meter boxes to be painted to match brickwork .
- 5) Rainwater goods to houses all to be grey uPVC - 'Deepflow' to main roofs.
- 6) Facing brick mortar colour to be a consistent pre-mixed colour - 'Natural' to brown and buff brick, and 'Light Grey' to light grey facing brick.
- 7) Pointing to roof tiles to match roof colour.
- 8) Projected window frames and bading courses to match main brick colour.

The front doors will be Steel or Composite GRP - Colour Dark Grey, and the window frames will be grey uPVC and Grey uPVC Rainwater Goods

These materials appear to be consistent with the approved materials plan and elevations and it is considered that in line with the requirements of the condition, they will 'achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policy WB4 of the West of Bewbush Joint Area Action Plan (2009).'

Crest Nicholson (the developer) have advised they are currently seeking end users for both the community centre and the pub. Once these end users are identified, Crest intend to work with them to discharge the relevant parts of the materials condition, ensuring that the proposals align with their requirements.

Accordingly, Crest would like to seek to partially discharge Condition 4 in relation to the retail and residential elements, and will submit a further application for the remaining elements once they have engaged with the end users. This approach will allow the retail and residential units to progress while Crest work through the marketing and legal matters for the pub and community centre.

The requirements of the condition have been partially satisfied, and the retail and residential elements of the condition can be discharged, with the community centre and pub still to be discharged at a later date.

Recommendation: Application permitted

NOTE TO APPLICANT

The applicant is advised that this decision relates only to the materials for the residential and retail buildings within the Neighbourhood Centre, and not the public house or community centre buildings.

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/25/0407

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved:**

