



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0586

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

DESCRIPTION:

Non Material Amendment to previously approved application DC/25/2135 (Variation of condition 1 of previously approved application reference DC/25/1925) to update house types within Phase 3E.

RELEVANT PLANNING HISTORY:

DC/23/0856	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.	Deemed Consent on 25.10.2024
DISC/24/0306	Approval of details reserved by conditions 5,9 and 12 to approved application DC/23/0856	Application Permitted on 11.07.2025
DISC/24/0316	Approval of details reserved by conditions 12, 28 and 41 to approved application DC/15/2813	Application Permitted on 16.04.2026
DISC/25/0193	Approval of details reserved by conditions 2 and 4 to approved application DC/23/0856	Application Permitted on 01.12.2025
DISC/25/0203	Application for Approval of Details Reserved by Conditions 5 and 6 to approved application DC/23/0856 (approved on Appeal APP/Z3825/W/23/3333968)	Withdrawn Application on 23.04.2026
DC/25/1336	Non Material Amendment to previously approved application DC/23/0856 (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) Amendments to location of and species type within the soft landscaping for the approved scheme.	Application Permitted on 11.12.2025
DISC/25/0309	Approval of details reserved by condition 3 to approved application DC/23/0856	Application Permitted on 11.12.2025
DISC/25/0340	Approval of details reserved by condition(s) 14 to approved application DC/23/0856. (APP/Z3825/W/23/3333968)	Application Permitted on 01.12.2025
DISC/25/0362	Approval of details reserved by condition 15 to approved application DC/23/0856.	Application Permitted on 08.01.2026
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	Application Permitted on 26.01.2026

DC/25/2135

dwellings with associated landscaping, access and parking) relating to water neutrality.
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

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 25- Strategic Policy: The Natural Environment and Landscape Character

Policy 32- Strategic Policy: The Quality of New Development

Policy 33- Development Principles

Policy 34- Cultural and Heritage Assets

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

None received

Parish Comments:

None received

Representations:

None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

The main consideration of this application is whether the proposed alterations can be considered as non-material amendments to the approved scheme in accordance with Section 96A of the Town and Country Planning Act 1990 (as inserted by S190 of the Planning Act 2008). The discretion rests with the Council to decide to whether the revisions would constitute a non-material amendment to a planning permission, which would not take it outside the scope of the original permission.

This non material amendment relates only to phase 3E.

The scope of the proposed amendments are set out in the cover letter in Table 1 in detail. This lists the amendments to the house types, windows, and other minor amendments. They include the addition of some/ amendments to existing 1st floor Juliette balconies and slight changes to window sizes and positions, as well as additional front gables on the terraced houses to break up the roofscape slightly. No additional windows are proposed in side elevations first floor.

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
- No change in housing mix
- No changes in site layout

The proposed amendments to DC/25/2135 would not appreciably impact on the appearance of the building or amenities of adjacent occupiers, and would give rise to no other material impacts. The phase remains in accordance with the approved parameters plan. The amendments are therefore considered non-material under Section 96A of the Town and Country Planning Act 1990.

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: DC/26/0586

(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
Location plan		S401	09.04.2026
Supporting Docs	Cover letter	NONE	09.04.2026
Elevation & Floor plan	Proposed 5C - Windsor plots 204, 225 and 226	P186	09.04.2026
Elevation & Floor plan	Proposed 5C - Windsor plot 205	P187	09.04.2026
Elevation & Floor plan	Proposed 4H Yorkley plots 250 and 252	P162 REV C	09.04.2026
Elevation & Floor plan	Proposed 4H - Yorkley plot 251	P163 REV C	09.04.2026
Elevation & Floor plan	Proposed 4F - Dartford plots 194, 207 and 210	P150 REV C	09.04.2026
Elevation & Floor plan	Proposed 4D - Winkfield plots 198, 208 and 209	P153 REV C	09.04.2026
Elevation & Floor plan	Proposed 4B - Romsey plots 199, 232 and 233	P183	09.04.2026
Elevation & Floor plan	Proposed 4B - Romsey plots 197 and 248	P152 REV C	09.04.2026

