

22 June 2026



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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

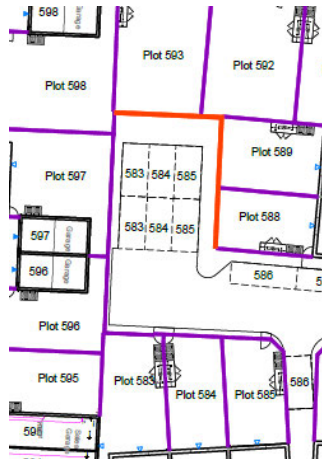
Kilnwood Vale

A hybrid planning application, including a masterplan for Kilnwood Vale, 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.



Figure 2: Proposed Changes to Boundary Treatment (Red: Brick Boundary Wall. Purple: Closed Board Fencing):



The proposed changes will provide greater consistency with the surrounding consented parking courts, where close-board fencing forms the primary boundary treatment. For example, the parking court serving Plots 669-674 to the west is enclosed entirely by close-board fencing, as illustrated in Figure 3 within the yellow box.

Figure 3: Parking Court Precedents within Phase 3E



While the proposed amendment would result in the replacement of a section of brick wall with close-board fencing, the affected boundaries serve only an internal parking court and are not visible from any primary, secondary or tertiary streets. As such, it is considered that the change would not result in any material harm to the character or appearance of the development or the wider street scene.

Proposed Amendments

The scope of the proposed amendments is comprised of the below updated plan:

Drawing	Approved Plan Ref.	Updated Plan Ref.
3015-5-DR-5101 Residential Boundaries	P10	P11

Summary and Conclusions

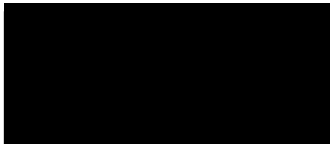
This letter supports an application for an NMA to relating solely to sub-Phase 3E within Phase 3DEFG of the Kilnwood Vale development approved under reserved matters consent ref. DC/25/2135.

All relevant drawings have been updated to reflect the changes to the scheme and are set out within in 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.

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