

Taylor Wimpey Plc

Planning Statement

Kilnwood Vale, West Sussex

Section 73 – Minor Material Amendments Application

December 2025

PREPARED FOR:

**Taylor
Wimpey**

savills

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Document History

Issue	Date	Issued by	Comment
1.0	26/11/2025	BR	For Internal Review
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4.0	18/12/2025	BR	Final Client Sign Off

1. Introduction

- 1.1 This Statement is submitted on behalf of the applicant, Taylor Wimpey UK LTD hereafter referred to as Taylor Wimpey, to support a planning application for Minor Material Amendments (MMA) to the Kilnwood Vale development Phases 3D, 3F and 3G (hereafter referred to as '3DFG') at Kilnwood Vale, Crawley Road, Faygate, West Sussex (ref. DC/23/0856).
- 1.2 Taylor Wimpey has acquired sub-parcels 3D, 3F, and 3G, while the Master Developer of Kilnwood Vale, Crest Nicholson, has retained ownership of the remaining sub-parcel, 3E.

Kilnwood Vale

- 1.3 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.
- 1.4 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 to 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. A full application was subsequently submitted in November 2015 for residential development on the site previously identified for the potential energy centre as it was assessed to no longer be required in order to meet the requisite energy reduction standards (ref: DC/15/2561).
- 1.5 In December 2015, an application for Minor Material Amendments (MMA) 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 2016. The planning permission for the MMA to the masterplan sits alongside the original planning permission, which remains intact and unamended.
- 1.6 Since planning permission was first granted in October 2011, the development of Phase 1 (Part C), has been completed and over 850 new homes have been granted detailed consent in Phases 2 and 3 which are either occupied or under construction. Phase 2DEF and Phase 3B have also been built out and include 130 and 67 new homes respectively, with associated landscaping, access and parking provision. These new houses sit alongside major new infrastructure including new roads, open spaces, pedestrian and cycle provision and the new primary school which was opened in September 2019.
- 1.7 To facilitate development, a significant amount of work associated with the landform remodelling has been undertaken on site. This was originally approved under Part B of the hybrid but is now being implemented under a standalone full planning consent (DC/16/0108).

Water Neutrality

- 1.8 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.

- 1.9 The statement confirmed that the implications were that local authorities no longer need to require “water neutrality” for new development and there is no need for further appropriate assessments or consultation with Natural England on water scarcity issues affecting the Arun Valley sites.
- 1.10 It confirmed that the withdrawal of the Position Statement was effective from 31 October 2025. As a result, development at Kilnwood Vale is now progressing. The site’s progression has prompted Taylor Wimpey’s market review of the 3DEFG designs and market mix, leading to the proposed Minor Material Amendments.

Phase 3DFG – Minor Material Amendment

- 1.11 Phases 3D, 3F, and 3G, comprising a total of 182 units, were purchased by Taylor Wimpey. A review of the approved plans under reference DC/23/0856 has highlighted that the approved plot types are not consistent with Taylor Wimpey’s preferred house type designs.
- 1.12 Accordingly, a MMA is sought to amend and update the house type designs, incorporating the Taylor Wimpey’s established designs to ensure efficient and high-quality delivery of these phases. This reflects practical considerations for constructing Phases 3DFG, using Taylor Wimpey’s proven construction methods and supply chains, while also responding to current market demand since the original Reserved Matters Approval (RMA) was granted in 2024. This approach enables the development to progress in a viable and high-quality manner, while continuing to meet the planning objectives and reflect the spirit of the original consent.
- 1.13 There is a clear design and delivery rationale for these limited revisions to the layout and house types within Phases 3DFG. The proposed MMA will not affect the scale or nature of the approved development, as the description of development, land uses, and quantum remain consistent the parameters plans within the extant outline planning permission (ref. DC/10/1612) and design rationale within the reserved matters consent ref. DC/23/0856.
- 1.14 Additionally, Taylor Wimpey’s detailed design review process has highlighted the need for amendments to the market housing mix of development consented under application DC/23/0856.
- 1.15 Importantly, the proposed MMA does not alter the approved land uses or the quantum of development established through the outline consent or the reserved matters approval for Phases 3DEFG. The revised house types will retain the approved layout, scale, and character of the development. There will be no changes to parking provision or open space provision.
- 1.16 In these circumstances, it is appropriate to consider the changes as minor material amendments under Section 73 of the Town and Country Planning Act (TCPA). This stance was confirmed by HDC Senior Officer, Giles Holbrook, via email correspondence on 25/09/2025.
- 1.17 An MMA application is therefore submitted to formalise these revisions to the approved parameters listed under Condition 1 of the extant planning permission (ref. DC/23/0856).
- 1.18 The proposed amendments relate solely to the layout and design within Phase 3, sub-phases 3D, 3F and 3G of the development and therefore apply only to reserved matters approved ref. DC/23/0856 for Phase 3DEFG.
- 1.19 The Minor Material Amendments are as follows:
- **Amendments to the market dwelling mix** to reflect updated market conditions, with no changes to the proposed affordable housing mix
 - **Minor plot-specific layout adjustments** to ensure individual plots can accommodate the new house types

- **Minor amendments to parking layout** to ensure alignment with infrastructure proposals, with no change to the amount of parking being provided.
- **Limited associated landscaping amendments** where required to reflect these small layout refinements
- **Minor variations in building heights** on certain plots, all remaining within the previously approved scale parameters
- **Design and appearance changes** to reflect the housebuilder's standard elevations, including:
 - introduction of Juliette balconies on multiple plots
 - revised window and door arrangements, including changes to size, number, and position
 - alterations to gables and roof forms, such as the removal or flipping of front-facing gables and dormers
 - introduction of weatherboarding
 - updated porch and canopy designs, including the removal of some front door canopies
 - revised brick detailing and removal or addition of side elevation features

1.20 The amendments therefore principally relate to the layout of the development within sub-phases 3DFG. In all other respects, the proposed development will be in accordance with the approved parameter plans.

1.21 Fundamentally, the proposed amendments are in accordance with the principles and objectives of the approved masterplan for Kilnwood Vale and detailed design of Phase 3DEFG and seek to improve upon this through limited amendments that will enable homes to respond better to the emerging communities they are intended to serve.

Supporting Information

1.22 This planning application seeks approval for MMAs to Phase 3DFG residential parcels under of the extant reserved matters planning permission for Phase 3DEFG (ref: DC/23/0856).

1.23 A full Environmental Impact Assessment (EIA) was undertaken as part of the hybrid application. A comprehensive review of the parameters tested by the EIA has been carried out. The conclusions of this are that the proposed MMA do not materially affect the findings of the EIA. This application is therefore supported by the previously submitted EIA and its technical reports. A statement of conformity with the EIA is included within Section 6 of this planning statement.

1.24 It is anticipated that the proposed design amendments may result in residual impacts to the Phases 2 and 3 infrastructure located within reserved matters ref. DC/23/1314 red line area. These impacts will be addressed through a Section 96A application to regularise the changes.

1.25 This Planning Statement should be read in conjunction with the corresponding application forms, drawings and documents that also form part of this planning application.

Structure of this Statement

1.26 The purpose of this statement is to set out the planning context within which this application is made and consider the relevant planning issues arising. This statement sets out the details and relevant planning consideration associated with the proposed minor material amendments. The relevant planning history is set out in Section 2 and a description of the site and its context is provided in Section 3. A full description of the proposals is set out in Section 4 followed by commentary of the relevant material considerations for the site, with regard to the development plan and the approved planning consents in Section 5. Section 6 considers the proposed application in light of this background and Section 7 concludes this statement.

2. Relevant Planning History

Kilnwood Vale

- 2.1 The wider site was identified as a strategic allocation for a new neighbourhood of 2,500 dwellings and associated uses, in both Horsham District and Crawley Borough Councils' Core Strategies. Subsequently, a Joint Area Action Plan (JAAP) was prepared by both authorities, which sets out more detailed policies and guidance for this strategic allocation. The JAAP was adopted in July 2009.
- 2.2 In July 2010, a hybrid planning application was submitted to HDC for:
 - a) Outline approval for the development of approximately 2,500 dwellings; new access from the A264 and a secondary access from the A264; neighbourhood centre comprising retail, community building with library facility; public house; primary care centre and care home; main pumping station; land for primary school and nursery; land for employment uses; new rail station; energy centre and associated amenity space.
 - b) Full planning permission for engineering operations associated with landfill remediation and associated infrastructure including pumping station.
 - c) Full permission for the construction of a three to six metre high (above ground level) noise attenuation landform for approximately 700 metres, associated landscaping, pedestrian/cycleway and service provision (land known as Kilnwood Vale).
 - d) Full permission for the development of Phase 1 of 291 dwellings, internal roads, garages, driveways, 757 parking spaces, pathways, sub-station, flood attenuation ponds and associated amenity space.
- 2.3 Planning permission was subsequently granted on 17 October 2011. Since this time, a number of applications have been submitted for the discharge of pre-commencement conditions, in order that Phase 1 of the development could be implemented. Phase 1 is now complete.
- 2.4 An application for Minor Material Amendments (MMA) to the masterplan was submitted in December 2015 (ref: DC/15/2813). The purpose of the amendments to the masterplan was limited to those necessary to facilitate proposed improvements, which will enable the earlier delivery of key facilities, as well as creating a better development layout and improved open space provision. The application for the MMA was subsequently permitted in April 2016.
- 2.5 A full planning application for a revised landform model and associated works was submitted in January 2016, and subsequently approved in April 2016 (DC/16/0108), which will enable the timely delivery of key aspects of the development and ensure a continual development stream.
- 2.6 A number of RMAs have been submitted for the development of circa 850 dwellings, along with strategic road and green infrastructure within Phases 2 and 3 of the development. In addition, HDC resolved to approve a full application for 73 dwellings to the north of Phase 1C (referred to as Phase 1D) in March 2016 (DC/15/2561).
- 2.7 In November 2018, an RMA was submitted for the development of a 'Green Corridor' incorporating open space, walking and cycle routes (DC/18/2549). This Green Corridor forms the southern section of the 'Axis Spine'; the main north to south walking and cycling route through the development. This application was approved in February 2019. The Primary Street applied for herein will link into the Green Corridor and extend this walking and cycling route northward. This Primary Street also forms the main vehicular route through the central part of the site.

- 2.8 An RMA for an extension to the Western Spine Road was submitted in March 2019 (DC/19/0906) and was approved by HDC in September 2019. The extension to the Spine Road as part of this RMA will complete the Secondary Street network within Phase 3, providing an internal circulator loop within Kilnwood Vale.
- 2.9 In June 2019, a further RMA was submitted to extend the Primary Street east of the High Street (DC/19/1172). This is located immediately to the south of the proposed Leisure Park and will link this phase of development to the north and west of the wider Kilnwood development. This application was approved in September 2019.
- 2.10 In October 2019, a further RMA was approved for the development of Phase 3C comprising of 101 dwellings with associated landscaping, layout and parking in line with the outline consent (DC/15/2813). This represents the most recent phase of residential development that has gained consent.
- 2.11 An outline application was submitted in November 2017 for the residential development of the parcel of land previously known as the 'Reserve Land' (Phase 6), which comprises the westernmost land parcel within the approved site area for the Kilnwood Vale development. The Phase 6 land had previously been safeguarded for a potential Western Relief Road (WRR) under the extant consent. However, the safeguarding period had fallen away, and adopted planning policy and the extant planning consent identifies that, if the land is not required for the WRR, it could come forward for residential development. Planning consent for 227 dwellings (between 204 and 250 dwellings) was issued in October 2018 (DC/17/2481).
- 2.12 The first sub-phase, Phase 6A (DC/20/2223) was granted consent in May 2021.
- 2.13 A Full Planning Application for sub-phase 6B of the Kilnwood Vale development was submitted in September 2021. This application, taken together with the consented Phase 6A (DC/20/2223), will total 284 dwellings; an uplift of 34 units over the maximum quantum of 250 dwellings consented under the outline (DC/17/2481), hence the requirement for a full planning application.

Phase 3DEFG

- 2.14 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".
- 2.15 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".
- 2.16 An appeal was subsequently made by Crest Nicholson 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.
- 2.17 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.

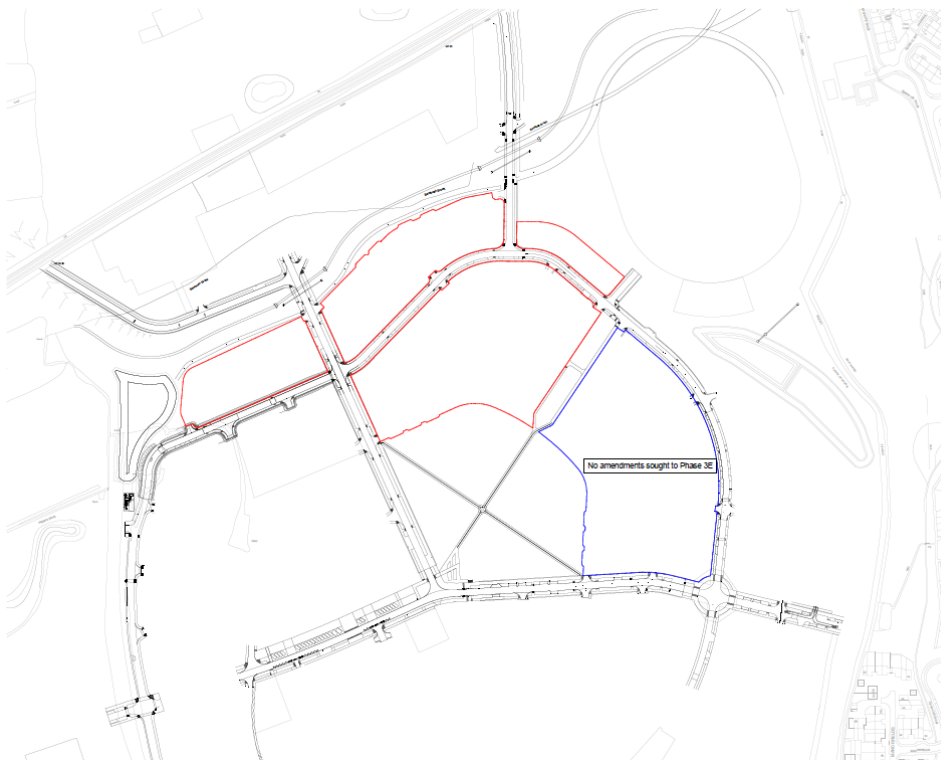
Water Neutrality

- 2.18 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.
- 2.19 The statement confirmed that the implications were that local authorities no longer need to require “water neutrality” for new development and there is no need for further appropriate assessments or consultation with Natural England on water scarcity issues affecting the Arun Valley sites. It confirmed that the withdrawal of the Position Statement was effective from 31 October 2025. As a result, development at Kilnwood Vale can now progress.
- 2.20 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

3. Site and Surroundings

- 3.1 Kilnwood Vale is situated on the western edge of Crawley to the north of the A264, west of Bewbush and east of Faygate. The residential areas of Bewbush and Spruce Hill Brook bound the site to the east. Kilnwood Lane runs along the northern boundary and the A264 is located along the southern boundary of the site. A mature woodland bounds the site to the west. The masterplan site is circa 132 hectares (ha).
- 3.2 The site, Phase 3DEFG, is situated towards the eastern section of the wider Kilnwood Vale development and located to the east of Phase 3 of the scheme. The wider Phase 3DEFG site encompasses the area identified for the Leisure Park and is located north east of the approved Kilnwood Primary School.
- 3.3 The application site is bounded by the Bewbush Brook corridor to the north, edge of the Primary Street to the south, Secondary Street at the southern end of the eastern edge and the western edge of the Axis Spine to the west.
- 3.4 Phases 3F and 3G are found in the parcel north of the Leisure Park, bound by Bewbush Brook and Kilnwood Vale Park to the south. Phase 3D is located above the Neighbourhood Centre, also bounded by Bewbush Brook and separated from the 3F and 3G by the Axis Spine. This is illustrated in Figure 1

Figure 1: Location Plan



4. The Proposals

- 4.1 Following the purchase of Phase 3DFG and the removal of Water Neutrality, Taylor Wimpey's objective is to ensure the continued delivery of new homes through the implementation of Phases 3DFG as soon as is practicable.
- 4.2 In general, the revisions include:
- **Amendments to the market dwelling mix** to reflect updated market conditions, with no changes to the proposed affordable housing mix
 - **Minor plot-specific layout adjustments** to ensure individual plots can accommodate the new house types
 - **Minor amendments to parking layout** to ensure alignment with infrastructure proposals, with no change to the amount of parking being provided.
 - **Limited associated landscaping amendments** where required to reflect these small layout refinements
 - **Minor variations in building heights** on certain plots, all remaining within the previously approved scale parameters
 - **Design and appearance changes** to reflect the housebuilder's standard elevations, including:
 - introduction of Juliette balconies on multiple plots
 - revised window and door arrangements, including changes to size, number, and position
 - alterations to gables and roof forms, such as the removal or flipping of front-facing gables and dormers
 - introduction of weatherboarding
 - updated porch and canopy designs, including the removal of some front door canopies
 - revised brick detailing and removal or addition of side elevation features
- 4.3 The revisions apply to Phase 3D, 3F and 3G (plots 1-182) of Phase 3DEFG only.
- 4.4 As such, this application is for:
- "Minor material amendments to planning permission reference DC/23/0856 (Phases 3D, 3F, 3G of Phase 3DEFG of the Kilnwood Vale development) comprising an alteration to condition 1 for updated to house type designs and market housing mix"*
- 4.5 All relevant drawings have been updated to reflect the changes to the scheme and are set out within the Design Amendment document that accompanies this application.
- 1.1. The drawings included in this application pack are intended to supersede the plans consented under reference DC/15/2813, relevant to Phases 3DFG, as listed in Table 1.

Table 1: Consented Plans of ref. DC/15/2813

Drawing Title	Plan Ref & Rev
Site Location Plan	21173-S101 A
Coloured Site Layout	21173-C101 B

Drawing Title	Plan Ref & Rev
Coloured Street Scenes A-A, B-B and C-C	21173-C190 A
Coloured Street Scenes D-D to F-F	21173-C191 A
Coloured Street Scenes G-G and H-H	21173-C192 A
Site Layout - Roof Level	21173-P101 Q
Site Layout - Ground Floor Level	21173-P102 Q
Materials Distribution Plan	21173-P103 J
Plots 1, 147 and 150 (Plans and Elevations)	21173-P110 B
Plots 2-3, 92-93, 104-105, 135-136, 140-141, 188-189 and 266-267 (Plans and Elevations)	21173-P111 B
Plots 4-7, 12-15 and 57-60 (Plans and Elevations)	21173-P112 B
Plots 8-11 (Plans and Elevations)	21173-P113 B
Plots 36-37 (Plans and Elevations)	21173-P114 B
Plots 38, 66, 67, 97 and 102 (Plans and Elevations)	21173-P115 B
Plots 39, 43, 53, 54, 69 and 70 (Plans and Elevations)	21173-P116 B
Plots 41 and 96 (Plans and Elevations)	21173-P117 B
Plots 42 and 55 (Plans and Elevations)	21173-P118 B
Plots 44-45, 111-112, 160-161, 186-187, 202-203, 234-235, 246-247, 264-265, 168-269 and 273-274 (Plans and Elevations)	21173-P119 B
Plots 46-49 (Plans and Elevations)	21173-P120 B
Plots 50-51 and 73-74 (Plans and Elevations)	21173-P121 B
Plots 52, 65, 71, 151 and 154 (Plans and Elevations)	21173-P122 B
Plots 56 and 68 (Plans and Elevations)	21173-P123 B
Plots 61-64 (Plans and Elevations)	21173-P124 B
Plots 72, 94, 95, 98, 101, 108, 109, 110, 158, 159, 199, 232 and 233 (Plans and Elevations)	21173-P125 B
Plots 75-78 (Plans and Elevations)	21173-P126 B
Plots 79-81 (Plans and Elevations)	21173-P127 B
Plots 82-85 (Plans and Elevations)	21173-P128 B
Plots 86-89 (Plans and Elevations)	21173-P129 B
Plots 90-91 (Plans and Elevations)	21173-P130 B
Plots 99-100 (Plans and Elevations)	21173-P131 B
Plots 103, 121 and 249 (Plans and Elevations)	21173-P132 B
Plots 106-107, 122-123, 142-143, 177-178, 190-191, 200-201 and 259-260 (Plans and Elevations)	21173-P133 B

Drawing Title	Plan Ref & Rev
Plots 113-114 (Plans and Elevations)	21173-P134 B
Plots 115-116 and 130-131 (Plans and Elevations)	21173-P135 B
Plots 117, 120, 224 and 227 (Plans and Elevations)	21173-P136 B
Plots 118, 119, 153, 156, 157, 204, 225 & 226 (Plans and Elevations)	21173-P137 B
Plots 40, 148, 149, 152, 157 and 205 (Plans and Elevations)	21173-P138 B
Plots 124-126 and 180-182 (Plans and Elevations)	21173-P139 B
Plots 127-129, 164-166 and 168-170 (Plans and Elevations)	21173-P140 B
Plots 132-134 and 137-139 (Plans and Elevations)	21173-P141 B
Plots 144-146, 256-258 and 261-263 (Plans and Elevations)	21173-P142 B
Plots 162-163 (Plans and Elevations)	21173-P143 B
Plot 167 (Plans and Elevations)	21173-P144 B
Plots 171-174 (Plans and Elevations)	21173-P145 B
Plots 175-176 (Plans and Elevations)	21173-P146 B
Plot 179 (Plans and Elevations)	21173-P147 B
Plots 155 and 206 (Plans and Elevations)	21173-P167 B
Plots 16-27 - Building 1 (Plans)	21173-P170
Plots 16-27 - Building 1 (Elevations)	21173-P171
Plots 28-35 - Building 2 (Plans)	21173-P172
Plots 28-35 - Building 2 (Elevations)	21173-P173
Ancillary Buildings - Sheet 1 of 2	21173-P180
Ancillary Buildings - Sheet 2 of 2	21173-P181
Street Scenes AA-BB-CC	21173-P190 B
Street Scenes DD-EE-FF	21173-P191 B
Street Scenes GG-HH	21173-P192 B
Schedule of Accommodation	20.04.2023
Residential Landscape Masterplan	3015-A-DR-5000 P12
Softworks Proposals - Residential	3015-A-DR-5001 P9
Softworks Proposals - Residential	3015-A-DR-5002 P9
Softworks Proposals - Residential	3015-A-DR-5003 P6
Softworks Proposals - Residential	3015-A-DR-5004 P6
Softworks Proposals - Residential	3015-A-DR-5005 P6
Softworks Proposals - Residential	3015-A-DR-5006 P10
Residential Hard Surface Strategy	3015-A-DR-5100 P9

Drawing Title	Plan Ref & Rev
Residential Boundaries	3015-A-DR-5101 P7

5. Planning Policy Framework

- 5.1 Under section 38 (6) of the Planning and Compulsory Purchase Act 2004 (as amended), if regard is to be given to the development plan for the purpose of any determination to be made under the planning acts, the determination must be made in accordance with the plan, unless material considerations indicate otherwise. Section 38 (3) of the Planning and Compulsory Purchase Act 2004 (as amended) states that the development plan consists of the development plan documents and any neighbourhood plan. In this case, these are:
- Horsham District Planning Framework (HDPF) (27 November 2015)
 - Horsham District Council Site Specific Allocations of Land (November 2007)
 - Horsham District and Crawley Borough Local Development Frameworks West of Bewbush Joint Area Action Plan (JAAP) (July 2009)
- 5.2 The Core Strategy was adopted in February 2007 and sets out the strategic policies to guide development and land use across the District until 2018. This recognises the need for growth and housing provision and places an emphasis on concentrating major development at/or adjoining Crawley. Policy CP 4 of the Core Strategy identified the westward expansion of Crawley as a significant part of the housing strategy with capacity to deliver 2,500 new homes.
- 5.3 In accordance with the adopted Core Strategy, the JAAP identified and allocated land West of Bewbush for strategic development of a new neighbourhood of 2,500 dwellings and associated uses.
- 5.4 This application is made pursuant to the application approved under Ref: DC/10/1612, which was determined in accordance with the Development Plan at the time, which is still relevant and comprises those documents listed above.
- 5.5 On the 19 November 2015, the Council resolved to adopt the Horsham District Planning Framework (HDPF), which will guide development in the District between 2011-2031. The Plan formally became part of the adopted Local Plan on 27 November 2015 and supersedes previous development plan documents (Core Strategy 2007 and General Development Control Policies document 2007). The JAAP remains relevant.
- 5.6 A review of the policies contained within the adopted HDPF, confirms that the extant planning permission for Kilnwood Vale is wholly in accordance with the new Local Plan, which has also been fully considered with regard to the MMAs now proposed. Notably, the development will continue to make a significant contribution towards delivering the vision for the district and to fulfilling a number of the objectives within the HDPF, including:
- Delivering balanced communities which contribute toward community cohesion
 - Creating opportunities to foster economic growth
 - Delivering housing targets
 - Providing a range of housing sizes and types, including affordable housing
 - Locating development in a sustainable location that includes appropriate infrastructure
 - Providing additional, accessible community facilities, open spaces and infrastructure in accordance with local needs
 - Maximising opportunities for biodiversity and minimising impacts on environmental quality
 - Minimising carbon emissions

- 5.7 Paragraph 3.25 of the HDPF states that the ongoing development of the strategic site at Kilnwood Vale represents a significant contribution to meeting the development needs of Horsham over the duration of the strategy. As such, the continued delivery of housing at Kilnwood Vale is fundamental to the implementation of the HDPF.
- 5.8 The development approved through the extant planning consent is therefore in accordance with and has a fundamental role in delivering the Council's overarching development strategy. It will continue to make an important contribution towards meeting the district's housing needs, and, as approved through the extant planning consent, the development will also continue to deliver much needed affordable housing and a mix of housing sizes and tenures to meet identified housing needs. This is wholly in accordance with Policy 16 (Meeting Housing Needs) of the HDPF.
- 5.9 The following policies of the HDPF are also considered relevant to the scheme at Kilnwood Vale:
1. **Policy 24: Environmental Protection** – The policy states that developments will ensure that they address land contamination by promoting the appropriate re-use of sites and requiring the delivery of appropriate remediation and maintain and improve the environmental quality of any watercourses.
 2. **Policy 25: The Natural Environment and Landscape Character** – The policy states that the Council will support development proposals which protect, conserve and enhance landscape character, Green Infrastructure; and biodiversity, including safeguarding existing designated sites and species.
 3. **Policy 31: Green Infrastructure and Biodiversity** – The policy states that development will be supported where it maintains or enhances the existing network of green infrastructure and contributes to the enhancement of biodiversity.
 4. **Policy 32: The Quality of New Development** – The policy states that high quality and inclusive design is required for all development in the District. Developments are expected to provide attractive, functional environments, as well as contributing to a sense of place. Further, the policy states that development should optimise the development potential of the site and help to secure a framework of high quality open spaces that meet the needs of the community.
 5. **Policy 33: Development Principles** – This policy requires development to make efficient use of land; create good levels of amenity; be of an appropriate scale, mass and appearance; be locally distinctive; and use high standards of building materials.
 6. **Policy 35: Climate Change** – The policy states that measures should be used to mitigate the effects of climate change, including reducing energy use in construction; energy efficient design; use of low carbon technologies; utilising patterns of development which reduce the need to travel; reducing the amount of waste; providing appropriate flood storage capacity; use of green infrastructure and dual use of SuDS to reduce surface run-off and provide flood storage capacity.
 7. **Policy 36: Appropriate Energy Use** – This policy states that development will be required to contribute to clean, efficient energy in Horsham, based on the energy hierarchy of lean (use less energy through demand reduction); clean (supply of energy); green (utilising renewable energy).
 8. **Policy 37: Sustainable Construction** – This policy states that proposals must seek to improve the sustainability of development by maximising energy efficiency, integrating low carbon technology and limiting water use. Development must also be designed to encourage and be

accessible to sustainable modes of transport and incorporate measures to enhance biodiversity.

9. **Policy 39: Infrastructure Provision** – The policy states that suitable necessary mitigation arrangements for improvements of infrastructure, services and community facilities will be required to mitigate needs arising from development and will be secured through Section 106.
10. **Policy 40: Sustainable Transport** – This policy states that development will be supported if it maintains and improves the existing transport system, is integrated within the wider transport network; includes opportunities for sustainable transport; provides a choice in the modes of transport available; minimises conflicts between traffic, cyclists and pedestrians; delivers better local bus and rail services; increases opportunities for interchange between public transport network; and provides safe and suitable access for all vehicles.

- 5.10 Whilst this application sits under an outline planning consent, which is the overriding material consideration, it is important to note that the scheme fits within the current planning policy framework.
- 5.11 This application is made pursuant to the application approved under Ref: DC/15/2813, which was determined in accordance with the Development Plan at the time. As such, the application is in accordance with the adopted local development plan.

Emerging Local Plan

- 5.12 Horsham District Council's emerging Local Plan (2023-2040) remains unadopted and is currently paused following the Planning Inspector's findings of unsoundness in April 2025. The Inspector identified deficiencies relating to the Duty to Cooperate, water neutrality mitigation, and aspects of the Sustainability Appraisal. Consequently, the examination hearings were suspended.
- 5.13 A significant change occurred in October 2025 when Natural England withdrew its Water Neutrality Position Statement for the Arun Valley. This removal of a key constraint has unlocked stalled housing delivery and strategic site progression. In response, Horsham District Council submitted updated Duty to Cooperate evidence and, in November 2025, formally requested the Inspector to reopen examination hearings. The Council's position is supported by recent government guidance encouraging Inspectors to adopt a pragmatic approach to expedite Local Plan adoption.
- 5.14 Following correspondence between the Inspector and HDC in November 2025, it is anticipated that HDC will consider allocating additional sites to meet its minimum housing requirement, undertake associated consultation, and establish an updated evidence base during 2026.

National Planning Policy Framework

- 5.15 On 7 February 2025, the Government updated the revised National Planning Policy Framework (NPPF). This document replaces the previous NPPF and suite of national planning policy statements and guidance notes.
- 5.16 The NPPF sets out the Government's presumption in favour of sustainable development, which requires that Local Planning Authorities (LPAs) should approve development proposals that accord with statutory plans without delay. The presumption in favour of sustainable development is a material consideration in the determination of planning applications.
- 5.17 This NPPF also contains the core planning principles that should underpin development management, including that planning should proactively drive and support sustainable development to deliver the homes and infrastructure and thriving local places that the country needs, and that every effort should be made to identify and then meet housing and development needs of an area.

It also states that planning should make effective use of land by re-using land that has been previously developed and promotes mixed use developments.

5.18 Where appropriate, further relevant details of the NPPF are addressed in this statement.

6. Planning Issues and Appraisals

- 6.1 This application is submitted for minor material amendments to the reserved matters planning permission for Phase 3DEFG (DC/15/2813) granted in October 2024 within the Kilnwood Vale development granted in April 2016 (DC/15/2813)
- 6.2 This section of the planning statement considers the limited scope of the proposed MMAs, which relate solely to updates to the approved house type designs. The amendments do not seek to revisit or re-appraise matters already approved through the reserved matters permission for Phase 3DEFG (DC/15/2813), nor do they introduce any new issues beyond those associated with the detailed appearance of individual dwellings.
- 6.3 The MMAs proposed do not alter the description of development, nor do they change the scale, quantum, or nature of the approved scheme. The amendments comprise only design updates to individual house types, reflecting the housebuilder's standard product range.
- 6.4 These include revised elevational treatments, alterations to window and door arrangements, minor changes to roof forms and gable features, and small adjustments to canopies, fenestration and architectural detailing. The MMAs also include minor plot-specific adjustments required to accommodate the updated designs, however, these do not materially affect the approved layout.
- 6.5 The overarching development parameter which relate to land use, density, building height parameters, access and movement remain wholly unaffected. The approved layout, street hierarchy, plot positions, open space network and relationship between dwellings and public realm all remain as consented. The amendments are limited to the appearance of individual units within those established parameters.
- 6.6 This section therefore assesses the limited impacts of the MMA in the context of the principles and objectives of the extant permission, which remains the overriding material consideration, and relevant planning policy.

Compliance with Parameter Plans

- 6.7 In accordance with Condition 3 of the extant planning consent, the proposals remain in accordance with the parameter plans approved under the extant outline planning consent (ref: DC/15/2813) for the Kilnwood Vale development.

Land Use

- 6.8 The Land Use parameter plan (figure A15.1 of the approved DAS Addendum) identifies this land for residential use. As such, the development is in accordance with the outline planning permission in this regard.
- 6.9 The MMA will have no impact to the land use of the site, remaining as residential.

Density

- 6.10 The broad range of densities across the scheme is set by the scheme parameters (figure A15.2 of the approved DAS). The relevant parameter plan identifies that densities in this part of the development should be between 30-50 dwellings per hectare (dph). The application site for Phase 3DEFG is 6.52ha size and achieves a density of 42dph, which is in accordance with the approved parameters in this regard.
- 6.11 The MMA will have no impact to the density of the site, remaining as consented as 280 dwellings and 30-50 dph.

Building Heights

- 6.12 The broad range of building heights across the scheme is set by the scheme parameters (Figure A16.1 of the approved DAS). The parameter plan shows that building heights within this area should be between two to four storeys.
- 6.13 The DAS states that within medium density areas such as this, residential areas will be predominately two storeys with two four-storey landmark buildings.
- 6.14 Although the proposed amendments introduce minor variations in building heights, they will remain compliant with the established parameters, ranging between two and four storeys

Pedestrian and Cycle Movement

- 1.2. The pedestrian and cycle movement strategy for the Kilnwood Vale scheme is set out in figure A17.1 of the approved DAS Addendum. This parameter plan shows how this phase of development links into the Central Axis Spine which provides connectivity to the wider site. Likewise, it outlines how there are several primary and secondary pedestrianised routes running through the wider Phase 3DEFG site.
- 1.3. A primary recreational route is proposed through the area identified for the Leisure Park, Community Green and MUGA linking the housing parcels to this and providing a route through to the open playing fields in the north. This route also links into the Central Axis Spine and completes the High Street Extension, which provides a main foot/ cycle route to the eastern phase of Phase 3A/3B. The Western Spine Road will also be connected up as part of this, and will form a secondary foot/ cycle route.
- 1.4. The MMA will have no impact to the pedestrian and cycle movements within the site or wider Kilnwood Vale.

Vehicular Movement Plan

- 1.5. The vehicular movement strategy for the Kilnwood Vale scheme is set out in figure A17.3 of the approved DAS Addendum. This shows the primary street/ 'Axis Spine' bounding the site along its western boundary. The 'Axis Spine' forms the main north-south thoroughfare through the site, leading from Phases 1 in the south and through Phases 2, 3 and beyond. Figure A17.3 shows that the primary street bounds the site to the south, with secondary streets running adjacent to the site through the wider Phase 3DEFG site with a major loop in sub-phase 3G(2).
- 1.6. The MMA will have no impact to the road layout or vehicle movements around the site.

Landscape and Open Space

- 1.7. The Landscape and Open Space strategy for the Kilnwood Vale scheme is set out in Figure A18.1 of the approved DAS. The area shown as the Leisure Park and Green Corridor falls outside of this reserved matters application.
- 1.8. As shown on the submitted plans, the MMA includes minor amendments to the landscaped verges, new vegetation and street trees along the proposed internal roads, but remain in accordance with the Illustrative Masterplan (Figure A14.1 of the DAS addendum).
- 1.9. Further details are provided within the detailed landscape drawings provided within this MMA application.

Layout and Appearance

- 6.15 The development within this sub-phase continues to comprise seven residential parcels connected via integrated streets, maintaining the permeability, access, and connectivity established by the approved masterplan (Figure A14.1 of the DAS Addendum), with only the designs of the house plots phases 3DFG being amended
- 6.16 The overall layout remains broadly in accordance with the perimeter block principles and the approved Design Code, including a mix of terraces, semi-detached and detached houses, and apartment buildings. Dwellings continue to front streets to provide activity and surveillance, with parking and private gardens located to the rear, and apartments positioned on key corners to provide visual markers and gateways.
- 6.17 Buildings remain set back from streets to allow landscaping and variation in the building line. The approved relationship with the Green Corridor and Leisure Park is retained. The proposed amendments comprise minor, plot-specific layout adjustments to accommodate new house types, with limited associated landscaping refinements.
- 6.18 The majority of dwellings remain two to three storeys, with apartments at four storeys, and the proposed changes involve only minor variations in building heights within the previously approved scale parameters. Design and appearance adjustments reflect the housebuilder's standard elevations and include Juliet balconies, revised window and door arrangements, alterations to gables and roof forms, updated porch/canopy designs, revised brick detailing, removal of solar panels, and removal of some garages.
- 6.19 Streets continue to feature a mix of housing types with parking integrated in ways that minimise visual dominance. The sub-phase retains its overall character, integrating with surrounding development while providing variation in house styles, roofscapes, and materials consistent with the approved Design Code.

Parking

- 6.20 Phase 3DEFG provides a total of 666 vehicular parking spaces, comprising 596 private spaces and 56 visitor spaces. Dedicated cycle storage is included for each dwelling, with communal stores provided for apartment buildings.
- 6.21 HDC confirmed that the proposed parking provision is sufficient to meet the needs of future residents and visitors, aligns with LHA guidance, and is consistent with the expectations established at outline stage. Accordingly, the proposal is considered to comply with the requirements of HDPF Policies 40 and 41.
- 6.22 There are no proposed changes to the parking arrangements or numbers.

Housing Mix

- 6.23 Alongside the proposed design amendments within the MMA, Taylor Wimpey's detailed design review process has highlighted the need for amendments to the market housing mix of development consented under application DC/23/0856.

Affordable Housing Mix

- 6.24 There are no proposed changes to the Affordable Housing quantum or mix.
- 6.25 The overall Phase 3DEFG will continue to provide 280 new homes of which 70 will be affordable, equating to affordable housing provision within this sub-phase of 25%, which is in accordance with the Section 106 agreement

Market Housing Mix

6.26 It has been found through market testing that there is a greater market demand for three-bed houses. It is therefore proposed, that the consented market mix be amended to provide a greater proportion of three-bed houses within the phase.

6.27 Whilst the quantum of development proposed remains unchanged, the following amended dwelling mix for Phases 3DFG is proposed:

Table 2: Dwelling Mix for 3DFG

Private Units				
Type	Consented	MMA	Difference	
1B	–	–	–	
2B	26	24	-2	
3B	47	57	10	
4B	32	30	-2	
5B	23	17	-6	

Affordable Units				
Type	Consented	MMA	Difference	
1B	6	6	0	
2B	23	23	0	
3B	12	12	0	
4B	13	13	0	

6.28 The Design and Access Statement refers to an ‘indicative mix’ of housing to provide a balanced community and does allow that composition of the mix will vary over time responding to market demand. The DAS Addendum approved through the outline planning consent, identified that the overall anticipated mix of dwellings across Kilnwood Vale would be as follows:

- One and two-bed flats = 25%
- Two-bed houses = 17%
- Three-bed houses = 32%
- Four/five-bed houses = 26%

6.29 Following the proposed changes via the MMA, the overall market mix of Phase 3DFG will be:

Table 3: Change to Market Dwelling Mix from MMA

Type	MMA Total	% of Overall MMA
1B	6	3%
2B	47	26%
3B	69	38%
4B	43	24%
5B	17	9%

- 6.30 The proposed housing mix provides a strong emphasis on two and three-bedroom dwellings, which reflects current local demand and ensures a balanced provision across the site.
- 6.31 While the proportion of one and two bedroom flats is lower than the DAS target of 25% (with one bedroom flats at 3% and two bedroom units at 26%), and the share of four and five bedroom dwellings is slightly below the 26% target, the overall mix delivers a substantial number of three bedroom homes (38%), exceeding the 32% target. This approach ensures a practical and deliverable housing mix that responds to market demand while still contributing positively to the district's housing requirements.
- 6.32 The amended housing mix would result in an overprovision of three bedroom units which would not be in strict accordance with DAS Addendum. However, it is highlighted that a larger proportion of one and two bedroom units will be delivered on neighbouring parcels such as Phase 3H and Neighbourhood Centre, and larger bedroom units within future Phases 4 and 5 to the north. This will ensure a balanced mix of market housing across the 2,500 units that comprise the entirety of the Kilnwood Vale development.
- 6.33 It is noted that the target mix was formulated approximately ten years ago, so some deviation from it reflects changing customer preferences over time, with current evidence indicating a preference for three-bedroom houses.

EIA Statement of Conformity

- 6.34 The comprehensive Kilnwood Vale proposals were originally confirmed with Horsham District Council as representing Environmental Impact Assessment (EIA) Development and the hybrid application submitted (DC/10/1612) was accompanied by an Environmental Statement as a result.
- 6.35 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.
- 6.36 The proposals sit within the description of the development permitted by the outline consent, and the reserved matters overwhelmingly accord with the parameters assessed. This reserved matters application falls under and will accord with the conditions and legal obligations where relevant.
- 6.37 There are no reasons, in our view, why the proposals in this MMA application would make any material difference to the assessments and conclusions in the original ES.

- 6.38 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, 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.

7. Conclusion

- 7.1 This letter supports an application for an MMA to Phase 3DFG of the Kilnwood Vale development approved under reserved matters consent(ref. DC/23/0856).
- 7.2 The proposed MMA follows a detailed design and technical review following Taylor Wimpey's purchase of the site, which identified that the dwelling mix for this Phase should be re-balanced toward three-bedroom houses to meet market demand, and that design amendments are required to allow the swift and practical implementation of the scheme.
- 7.3 To enable the MMA, revisions are required to be made to the plans approved under Condition 1 of the extant planning consent. The MMA will not necessitate a change to the description of the reserved matters development and the amendments sit squarely within the principle and parameters of the extant outline planning consent, relevant national and local planning policy, as well as the Government's objectives to ensure that the planning system is flexible and can respond to changing circumstances.
- 7.4 The government has set an ambition to deliver 1.3 million new homes. This application would make a positive contribution towards achieving that target by providing additional housing to meet the growing demand, as well as allowing for the continued build out of the Kilnwood Vale community.

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