Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0193
Kilnwood Vale Sub-Phase 3DEFG, Kilnwood Vale, Crawley Road, Horsham, Faygate,

DESCRIPTION:
Approval of details reserved by conditions 2 and 4 to approved application DC/23/0856

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.	Non-determination (allowed on appeal)

PLANNING ASSESSMENT
Planning Application DC/23/0856 was granted consent on 25.10.2024 (allowed on appeal). Consent is sought to discharge the details reserved by conditions 2 & 4.

Condition 2: *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.*

To comply with the requirements of the condition, the applicant has submitted a Materials Specification. As amended, this sets out the following proposed materials:

- Brown Multi Stock Facing Brick: Ibstock – Western Red Multi.
- Buff Multi Stock Facing Brick: Michelmerch – Danehill Yellow.
- Light Grey Multi Stock Brick: Michelmerch – Danehill Yellow.
- Reconstituted Stone: Product: Semi Dry Cast Stone | Amber Valley Stone .
- Hardieplank Light Grey Boarding: House Siding Colors & Design Ideas | James Hardie.
- Grey Slates Roof Tile: Lothian 145 - Russell Roof Tiles (Slate Grey).
- Reddy Brown Plain Roof Tile: Lothian 145 - Russell Roof Tiles (Cottage Red).
- Windows white UPVC.
- Black UPVC rainwater goods.

As amended above, the materials are considered appropriate and the requirements of the condition have been satisfied.

Condition 4: *No development shall commence above ground floor-slab level, until full details of any street-furniture to be installed, which can include any lighting columns, public cycle stands and bollards have been submitted to and approved by the Local Planning Authority in writing. The development shall be implemented in accordance with the approved details*

To comply with the requirements of the condition, details of street furniture has been submitted. As originally submitted, the HDC Landscape Team commented that the details needed to demonstrate coordination between the landscape strategy and the lighting strategy. The Landscape Team also required amendments to resolve conflicts between the street furniture and proposed trees.

Following amendments, the HDC Landscape Team commented that the details are now acceptable. The Team did though comment that updated plans were required to show 2 street lights which appeared to be missing from the plans. An amended plan has now been submitted showing the 2 street lights in place.

The requirements of the condition have been satisfied.

Recommendation: Application Permitted

NOTE TO APPLICANT

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/25/0193

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Materials Specification		12.11.2025
Details plan	Proposed Private Lighting Layout	1300-001 Rev 3	27.11.2025
Details plan	Proposed Adoptable Lighting Layout	1300-001 Rev 1	17.06.2025
Supporting Docs	Design Considerations & Environmental Report: Kilnwood Vale 3DEFG		22.10.2025

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 01.12.2025

Authorising Officer sign/initial Adrian Smith Date: 01/12/2025