Horsham District Council

Mr Jim Beavan
Savills
Mountbatten House
1 Grosvenor Square
Southampton
Hampshire
SO15 2BZ

Application Number: DC/25/1925

TOWN & COUNTRY PLANNING ACT, 1990 (as amended)
TOWN & COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Mr Sebastian Skinner, Crest Nicholson South

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the following development, that is to say:

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.

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

to be carried out in accordance with Application No. DC/25/1925 submitted to the Council on 24/11/2025 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 26/01/2026

1 **Plans Condition**: With the exception of the Water Neutrality Statement and the matters within the Shadow Habitats Regulations Assessment (and its addendum) relating to water neutrality, the development hereby permitted shall be carried out in accordance with the approved plans listed in Appendix 1 of the Statement of Common Ground between Horsham District Council and Crest Nicholson Operations Limited dated 18 March 2024.

Reason: In the interests of certainty.

2 **Pre-Commencement (Slab Level) Condition**: The Development shall be implemented in accordance with the schedule of materials, finishes and colours to be utilised for the external walls, windows and roofs of the approved buildings approved under DISC/25/0193 (dated

01.12.2025). All materials to be utilised in the construction of the approved buildings shall, thereafter, conform to those approved.

Reason: To ensure that the approved development is of a high quality of design and appearance and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

3 **Pre-Commencement (Slab Level) Condition**: The Development shall be implemented in accordance with details of underground services approved under DISC/25/0309 (dated 11.12.2025). The development shall be carried out as per the approved details and coordinated with the approved Residential Landscape Masterplan (ref: 30125-5 DR-5000 S4-P12), Softworks Proposals (3015-5-DR-5001-P9, 3015-5-DR-5002-P9, 3015-5-DR-5003-P6, 3015-5-DR-5004-P6, 3015-5-DR-5005-P6, 3015-5-DR-5006-P10, 3015-5-DR-5007-P10, 3015-5-DR-5007-P10 and 3015-5-DR-5008-P9) and Preliminary Surface and Foul Water Drainage Strategy (refs: 2107120-002 G and 2107120-003 G).

Reason: To ensure the successful delivery of necessary underground services without conflict with the approved landscaping and drainage strategy, in accordance with Policies 33 and 38 of the Horsham District Planning Framework (2015).

4 **Pre-Commencement (Slab Level) Condition**: The Development shall be implemented in accordance with the street furniture details approved under DISC/25/0193 (dated 01.12.2025).

Reason: To ensure that the approved development is of a high quality of design and appearance and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

5 No longer relevant

6 No longer relevant

7 **Pre Occupation Condition**: All approved soft/ hard landscaping and boundary treatments within the curtilage of an approved building shall be implemented prior to the first occupation of that dwelling, in accordance with the approved soft/hard landscaping drawings, unless alternative hard and soft landscaping details and/or boundary treatments are submitted to and been approved in writing by the Local Planning Authority prior to the commencement of development above ground-floor slab level.

Reason: To ensure that the approved development is of a high quality of design and appearance and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

8 **Pre- Occupation Condition**: All soft landscaping outside of the curtilage of an approved dwelling shall be carried out in the first planting and seeding season, following the first occupation of the relevant buildings or the completion of the development, whichever is the sooner. Any trees or plants detailed on the approved landscaping strategy which die, are removed, become seriously damaged or diseased, within a period of five years following the completion of the development shall be replaced with new planting of a similar size and species.

Reason: To ensure that the approved development is of a high quality of design and appearance and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

9 **Pre- Occupation Condition**: The Development shall be implemented in accordance with the landscape management responsibilities plan (delineating areas of ownership and maintenance responsibility) for all communal landscape areas approved under DISC/24/0306

(dated 11.07.2025). The landscape areas shall thereafter be managed and maintained in accordance with the approved details.

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

10 **Pre-Occupation Condition**: No dwelling hereby permitted shall be occupied until secure covered cycle parking facilities to serve that dwelling have been constructed and made available for use in accordance with approved drawings. The cycle parking facilities shall thereafter be retained as such for their designated use.

Reason: To provide alternative travel options to the use of the car in accordance with Policy 40 of the Horsham District Planning Framework (2015).

11 **Pre-Occupation Condition**: No dwelling hereby permitted shall be occupied until the car parking spaces serving the respective dwellings have been constructed and made available for use in perpetuity. All unallocated (visitor) parking spaces shall be completed and made available for use prior to the completion of the development and shall, thereafter, remain available only for use as visitor parking.

Reason: To ensure future occupiers benefit from sufficient access to parking facilities and in accordance with Policy 41 of the Horsham District Planning Framework (2015).

12 **Pre-Occupation Condition**: The Development shall be implemented in accordance with the full details of proposed solar PV apparatus as approved under DISC/24/0306 (dated 11.07.2025). The equipment shall, be installed prior to the first occupation of each respective dwelling in accordance with the approved details.

Reason: To provide certainty to the Local Planning Authority as to the extent of solar PV provision within the approved development, the extent of benefit to be derived in respect of the mitigation and minimisation of impacts of climate change and visual impacts of solar PV provision in accordance with the provisions of Policies 33, 35, 36 and 37 of the Horsham District Planning Framework (2015).

13 **Pre-Occupation Condition**: No dwelling shall be first occupied until secure covered provision for the storage of refuse and recycling has been made for that dwelling in accordance with the submitted plans. The refuse and facilities shall thereafter be retained for use at all times.

Reason: To ensure that future occupiers benefit from sufficient facilities for the storage of refuse/ recycling bins and in the interests of visual amenity in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

14 **Pre-Occupation Condition**: The Development shall be implemented in accordance with the details agreed under DISC/25/0340 (dated 01.12.2025) in relation to foul water discharge.

Reason: To ensure that any necessary improvements to the foul water network are made ahead of occupation.

15 **Pre-Occupation Condition**: The Development shall be implemented in accordance with the details approved under DISC/25/0362 (dated 08.01.2026) regarding the location of fire hydrants and method of installation and maintenance in perpetuity. The development shall be carried out in accordance with the approved details and retained as such, unless a variation is agreed with the Local Planning Authority.

Reason: In the interests of emergency planning and in accordance with policy CP13 of the Horsham District Local Development Framework; Core Strategy and DC40 of the Horsham District Local Development Framework: General Development Control Policies (2007) and

policy CP3 of the Horsham District Local Development Framework Core Strategy (2007), HDPF Policies 33 and 39.

16 **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking, amending and/or re-enacting that Order), no roof extensions falling within Class B, Part 1, Schedule 2 of the Order shall be erected, constructed and/or installed to any dwelling hereby approved without express planning permission from the Local Planning Authority first being obtained.

Reason: To ensure that the Local Planning Authority can fully consider whether prospective roof extensions adequately preserve the visual amenity of the area and privacy and living conditions of nearby occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

17 **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking, amending and/or re-enacting that Order), all garages hereby permitted shall be used only as private domestic garages for the parking of vehicles incidental to the use of the properties as dwellings and for no other purpose.

Reason: To ensure adequate off-street provision of parking in the interests of amenity and highway safety, and in accordance with Policies 40 and 41 of the Horsham District Planning Framework.

18 **Regulatory Condition**: The dwelling(s) hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.

Reason: To limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015).

Note to Applicant:
Plans listed in Appendix 1 of the Statement of Common Ground between Horsham District Council and Crest Nicholson Operations Limited dated 18 March 2024:

Title	**Plan Ref/ Date**	**Revision**
Site Location Plan	21173-S101	A
Coloured Site Layout	21173-C101	B
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	21173-P133	B

(Plans and Elevations)		
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 183-185, 221-223 and 270-272 (Plans and Elevations)	21173-P148	B
Plots 192-193 (Plans and Elevations)	21173-P149	B
Plots 194, 207 and 210 (Plans and Elevations)	21173-P150	B
Plots 195-196 (Plans and Elevations)	21173-P151	B
Plots 197 and 248 (Plans and Elevations)	21173-P152	B
Plots 198, 208 and 209 (Plans and Elevations)	21173-P153	B
Plots 211-214 (Plans and Elevations)	21173-P154	B
Plots 215-216 (Plans and Elevations)	21173-P155	B
Plots 217-220 (Plans and Elevations)	21173-P156	B

Plots 228-231 (Plans and Elevations)	21173-P157	B
Plots 236-240 (Plans)	21173-P158	B
Plots 236-240 (Elevations)	21173-P159	B
Plots 241-245 (Plans)	21173-P160	B
Plots 241-245 (Elevations)	21173-P161	B
Plots 250 and 252 (Plans and Elevations)	21173-P162	B
Plot 251 (Plans and Elevations)	21173-P163	B
Plots 253-255 (Plans and Elevations)	21173-P164	B
Plots 275-280 (Plans)	21173-P165	B
Plots 275-280 (Elevations)	21173-P166	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
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
Softworks Proposals - Residential	3015-A-DR-5007	P10
Softworks Proposals - Residential	3015-A-DR-5008	P9
Residential Hard Surface Strategy	3015-A-DR-5100	P9

Residential Boundaries	3015-A-DR-5101	P7
Typical Residential Tree Planting	3015-A-DR-5500	P1
Close Board Fencing	3015-A-DR-5601	P7
Land Spec	3015-5-SP-5400	P1
Tree Retention and Removal Plan	3015-A-DR-5700	P7
Highway Layout Review	2107120-001	B
Preliminary Surface and Foul Water Drainage Strategy (Sheet 1 of 2)	2107120-002	G
Preliminary Surface and Foul Water Drainage Strategy (Sheet 2 of 2)	2107120-003	G
Applicant Response to LLFA Holding Objection	07.08.2023	
Drainage Strategy Briefing Note	07.12.2023	C
Phase 2 and 3 Remaining Infrastructure Drainage Report	October 2023	
Schedule of Accommodation	20.04.2023	
Design and Access Statement	April 2023	
Planning Statement	April 2023	
Shadow Habitats Regulations Assessment	October 2022	
Shadow Habitats Regulations Assessment Addendum	August 2023	
Water Neutrality Statement	August 2023	

Note to Applicant – Community Infrastructure Levy (CIL):
Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017. **This development constitutes CIL liable development**.

If you have not received a Liability Notice from the Council within 1 month of the decision date please contact the CIL Team at cil@horsham.gov.uk.

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

Note to Applicant:
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.

ADDITIONAL INFORMATION

Planning Permission – Important Provisos
If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations, or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required, or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email hop.oast.admin@horsham.gov.uk.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

Compliance with the Approved Plans and Conditions
The development hereby approved must be implemented in accordance with the approved plans and any conditions set out in the Notice. Some of the conditions may specify that works are to be carried out, and/or details submitted and approved before all or part of the development is started. These will appear in the 'Pre-Commencement Conditions' section of the Notice.

If works on implementing this permission is started without these requirements being fully met, the development may be unauthorised and the permission invalidated, and could lead to enforcement proceedings or in some cases to prosecution.

Amendments
Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

Monitoring
Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

Conditions Compliance
Requests for confirmation of compliance with conditions associated with that permission should be made in writing or by using the application form 'Approval of Details Reserved by Conditions'.

A request may be for confirmation that one or more conditions imposed on the same permission have been complied with. We aim to respond within 8 weeks of receipt of the request.

Right of Appeals
If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries.