



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0108

Sub-Phase 3H, Kilnwood Vale, Crawley Road, Faygate, West Sussex,

DESCRIPTION:

Approval of details reserved by condition(s) 3 to approved application DC/23/1349.

RELEVANT PLANNING HISTORY:

DC/23/1349	Reserved Matters Approval sought for Access, Appearance, Landscaping, Layout and Scale (in accordance with outline approval DC/15/2813) for sub-phase 3H of the Kilnwood Vale development, comprising 69 dwellings with associated landscaping and parking.	Application Permitted on 27.02.2025
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PLANNING ASSESSMENT

Planning Application DC/23/1349 was granted consent on 27.02.2025. This permission was for the following:

Reserved Matters Approval sought for Access, Appearance, Landscaping, Layout and Scale (in accordance with outline approval DC/15/2813) for sub-phase 3H of the Kilnwood Vale development, comprising 69 dwellings with associated landscaping and parking

Consent is sought to discharge the details reserved by condition 3.

Condition 3:

Pre-Commencement (Slab Level) Condition: 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.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policy WB4 of the West of Bewbush Joint Area Action Plan (2009).

The applicants have submitted an 'External Materials Schedule (REV A)' and a 'Proposed Materials Distribution Plan (P103, Rev H). A Materials Distribution Plan was also submitted and approved under DC/23/1349.

The materials listed within the schedule are mostly the same detailed list of materials as agreed under DISC/25/0407 for the Kilnwood Vale Neighbourhood Centre phase. The grey and red roof tiles are the same. The revised materials schedule (Rev A) is now proposing the Michelmersh – Danehill Yellow brick, as used on Phases 3H and 3C.

This will give materials consistency across the site as well as some variation to add interest. These materials appear to be consistent with the approved materials plan and elevations and it is considered that in line with the requirements of the condition, they will 'achieve a building of visual quality

in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policy WB4 of the West of Bewbush Joint Area Action Plan (2009).'

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/26/0108

(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
Plans	Proposed Materials Distribution Plan	P103 REV H	15.07.2026
Supporting Docs	External material schedule	Rev A	13.07.2026

DELEGATED

Case Officer sign/initial Kate Turner Date: 16.07.26

Authorising Officer sign/initial Adrian Smith Date: 16/07/2026