



Miss Becky Rayner
Savills (UK) Limited
Savills
Mountbatten House
1 Grosvenor Square
SO15 2BZ

Our ref: DISC/25/0407
Your ref: KV NBC Condition 4 - Materia
Email: planning@horsham.gov.uk
Direct Line: 01403 215184
If Calling Please ask for: Kate Turner
Date: 4th February 2026

Dear Sir/Madam,

**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England)
Order 2015**

Approval of details reserved by condition 4 to approved application DC/23/1694 (residential and retail buildings only).

Kilnwood Vale Neighbourhood Centre, Calvert Link, Faygate, West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition:

4. **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).

Date of approval - 4th February 2026

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Covering letter	NONE	23.12.2025
Materials	Materials Matrix	NONE	23.12.2025

Note to Applicant:

The applicant is advised that this decision relates only to the materials for the residential and retail buildings within the Neighbourhood Centre, and not the public house or community centre buildings.

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Emma Parkes', with a stylized, flowing script.

Emma Parkes
Head of Development and Building Control