



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/2135

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

DESCRIPTION:

Variation of condition 1 of previously approved application reference DC/25/1925 (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) for amendments to house type design and market housing mix.

RELEVANT PLANNING HISTORY:

DC/25/1336	Non Material Amendment to previously approved application 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) Amendments to location of and species type within the soft landscaping for the approved scheme.	Application	Permitted	on
		11.12.2025		
DC/25/1925	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.	Application	Permitted	on
		26.01.2026		
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.	Deemed	Consent	on
		25.10.2024		

DESCRIPTION OF THE SITE

The site comprises part of the land benefiting from the Outline Permission, originally granted in 2011, that will deliver the Kilnwood Vale strategic allocation.

This application relates to phases 3D, E, F and G of the Kilnwood Vale Development that was originally granted reserved matters consent under DC/23/0856. These phases will deliver 280 houses of the already substantially developed strategic site.

This S73 application relates to amendments to phases 3D, 3F and 3G only and not phase 3E. Phase 3E is being retained by the original developer and the original approved plans remain relevant for phase 3E.

DESCRIPTION OF THE APPLICATION

This application seeks to amend the approved plans under condition 1. The amendments relate only to phases 3D, 3F and 3G and so the original plans remain for phase 3E. A summary of the amendments are listed below. The reason for the amendments is that the developer delivering these three sub-phases has changed to Taylor Wimpey UK Ltd, so the dwellings need to reflect their standard development type in a more streamlined manner. In the course of the application some small additional amendments have been received and these are also reflected below.

House Design

- The main amendment is the substitution of all Crest Nicholson house types on phase 3D,F and G with the closest equivalent Taylor Wimpey house type. The layout of the site remains the same, including the number of units and the overall street positioning.
- The new house types closely match the approved house types, in plot widths, orientations and heights
- The approved materials remain the same apart from the replacement of previously approved render finishes with white boarding on select plots.
- The main changes are to porches, windows, chimney and some amendments to gable frontages. These have been amended following feedback from officers, to reintroduce additional 'gables' to specific plots and chimney details. The amendments will apply to all of the particular house type indicated across phase 3D,F and G.
- Introduction of side windows at first and second floor across many plots.
- The design changes have resulted in the loss of ten integral garages, a revised new garage at plot 97, and loss of garage at plot 121.

Landscape

- DC/25/1336 was a Non material Amendment granted in 2025 that removed some trees from the landscaping proposed due to essential infrastructure and service requirements.
- The amended plans introduced three additional trees to the site. However, two trees have since been removed (located next to parking spaces for plots 48 and 45) due to comments from HDC landscape officer and clashes with services.

Tenure/ housing mix amendments

- No change in tenure or unit size is proposed for the affordable units.
- The market housing accommodation size/ bedroom numbers have been amended on phased 3D,F and G only. This is summarised below:

Type	Consented	S73 proposed	Difference
1B	0	0	
2B	26	24	-2
3B	47	57	10
4B	32	30	-2
5B	23	17	-6
	128	128	

- The main change is the reduction in 5 bedroom homes and the increase in 3 bedroom homes. The total number of market housing and affordable housing remains the same across phase 3DEFG (280 units in total)

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development

Policy 2 - Strategic Policy: Strategic Development

Policy 3 - Strategic Policy: Development Hierarchy

Policy 15 - Strategic Policy: Housing Provision

Policy 16 - Strategic Policy: Meeting Local Housing Needs

Policy 17 - Exceptions Housing Schemes
Policy 27 - Settlement Coalescence
Policy 30 - Protected Landscapes
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking

Horsham District Local Plan (2023-40) (Regulation 19):

Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 10: Flooding
Strategic Policy 11: Environmental Protection
Strategic Policy 12: Air Quality
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Policy 26: Gatwick Airport Safeguarding
Strategic Policy 27: Inclusive Communities, Health and Wellbeing
Strategic Policy 37: Housing Provision
Strategic Policy 38: Meeting Local Housing Needs
Policy 39: Affordable Housing
Policy 40: Improving Housing Standards in the District

West Sussex Joint Minerals Local Plan (2018)

Policy M9 - Safeguarding Minerals

Supplementary Planning Guidance:

Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)

Planning Advice Notes:

Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

INTERNAL CONSULTATIONS

HDC Drainage Engineer: No Objection

No further comment from HDC Drainage is required, following the response from the LLFA at WSCC. Should any conflict between Drainage and Landscape be identified, I am happy to discuss this application with the Landscape Officers at HDC.

HDC Landscape Architect: Minor Modification

Root barriers are no longer indicated in plans, however we note details within the Typical Residential Tree Planting Plan and are satisfied that this is sufficient on this occasion.

While we are satisfied with the minor changes made to the tree planting layout, please ensure this is coordinated with the underground services. The tree highlighted in yellow below, for example, appears to clash with a drainage run approved under DISC/25/0309. Given the significantly constrained and reduced tree planting on this site, proposals must demonstrate no conflict with utilities. Please adjust accordingly, ensuring that the tree is delivered in a similar location in order to break up and soften the area.

OUTSIDE AGENCIES

Crawley Borough Council: No Objection

Archaeology Consultant: No Objection

Active Travel England: No comment

Ecology Consultant: No Objection

The proposed amendments relate to a change in the building design and a minor amendment to the layout. We are satisfied the proposed changes will not impact the already secured ecological mitigation measures and will not lead to any further impacts on ecology.

Southern Water: No Objection

WSCC Highways: No Objection

WSCC Fire and Rescue: Advice

Conditions recommended in relation to fire hydrants

WSCC Lead Local Flood Authority: No Objection

London Gatwick Airport: No Objection

The proposed development has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria. We therefore have no objection to this proposal.

We would, however, make the following observation :

Cranes & Tall Reaching Construction Equipment

Given the nature of the proposed development it is possible that a crane or tall reaching construction equipment may be required during construction/installation. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome

PUBLIC CONSULTATIONS

Representations:

None Received

Parish Comments:

Colgate Parish Council:

No Comments

Member Comments:

None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

Permission was granted on 25.10.2024 for Reserved matters 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. This was granted subject to a list of conditions.

A subsequent S73 application to amend this permission was recently approved (DC/25/1925) which removed the conditions relating to water neutrality (5 and 6). A Non-Material Amendment was also separately approved relating to landscaping.

The principle of housing development has already been established and this application seeks to make amendments to the approved plans as outlined above in the 'description of the application' section.

Design and Appearance:

Policies 25, 32, and 33 of the HDPF promote development that protects, conserves and enhances the landscape character from inappropriate development. Proposal should take into account landscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.

Paragraph 130 of the NPPF states that planning decisions should ensure that developments function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting; establish a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; and create places that are safe, inclusive and accessible.

Although the Reserved Matters application was decided at appeal- the layout and design of the site was not disputed. The building heights and densities were agreed as appropriate and it is stated in the 'statement of common ground' that all design comments had been resolved. It is therefore considered that the aim adopted by the application, to supersede the house designs with the most similar design available, is an acceptable starting point.

The proposed house types, generally replicate the approved plans well. The scale of the dwellings, materials and general streetscapes will remain very similar to approved. Where there was a terrace of four three storey properties these have been separated to create semi- detached three storey properties. It is really important that design details such as variation in materials, gable frontages, porch details, chimney details are not lost or degraded through design amendments.

In response to Officer feedback about the reduction in gable and chimney detailing, revised plans were received, reintroducing these to several plots across the site. It is noted that although the cover letter refers to plots 161, 112, 97, 98, 163 and 162, that where gablets and similar architectural features have

been added to a particular house type, they have been applied consistently across all units of that type within 3DFG.

With the amendments made, reintroducing some visual interest where it was felt it was lost, the design amendments are considered to be acceptable. The new dwellings will continue to sit well within the wider development, with similar design styles and the continued use of materials such as cladding and traditional brick. The reduction in the use of render is welcomed, as this is not weathering so well across the parts of the site that have already been finished.

Housing Mix and Affordable Housing:

This amendments application seeks to amend the open market housing mix, but no changes are proposed to the Affordable housing mix. It is important to consider the mix across all phases including 3E (which is not changing under this application) to get the complete picture. The total number of units remains at 280, with 70 affordable. The consented and new proposed breakdown is listed below. This shows a reduction in the number of 5 bed properties by 6 and the increase in 3 bed properties by 10. As well as 2x less 2-bed and 2x less 4-bed dwellings.

3DEFG Market			
Type	Consented	Proposed	Difference
1B	0	0	
2B	46	44	-2
3B	88	98	10
4B	48	46	-2
5B	28	22	-6
Total		210	

It is flagged that a larger proportion of one and two bedroom units will be delivered on neighbouring parcels, including Phase 3H and the Neighbourhood Centre, while future Phases 4 and 5 to the north will accommodate a higher proportion of larger family units. Taken together, this ensures a balanced mix of market housing across the 2,500 homes that make up the wider Kilnwood Vale development. Taken as its own phase, the increase in 3 beds and reduction in 5 beds is potentially likely to meet market profile requirements more.

Trees and Landscaping:

The approved Reserved Matters scheme for Phases 3D,E,F,G incorporated a landscape strategy, including tree planting across the development. Following approval, a Non-Material Amendment (NMA) was submitted, which removed a significant number of trees from the original layout to accommodate essential infrastructure and service requirements.

The landscape proposals submitted as part of this Section 73 application continue to follow the established principles of the approved landscape strategy, with a consistent planting structure, hierarchy, and overall design. In addition to aligning with the amended tree strategy, the original submitted plans to this amendment application introduced an additional three trees, positioned to complement the street scene. However, following receipt of HDC's landscape comments, the landscaping has been reviewed again, to ensure coordination with the wider design and to confirm that no clashes with services have occurred. This was the only concern raised by the landscape officer. The only amendments required were the removal of two trees located next to the parking spaces for plots 48 and 45, which has been shown in the submitted amended plans.

Residential Amenity:

Policy 33 of the HDPF requires development is designed to avoid unacceptable harm to the amenity of occupiers / users of nearby property and land, including through noise, whilst having regards to the sensitivities of surrounding development.

The general layout of the site is as approved under DC/23/0856. This includes the location and positions of the gardens- some of which have been slightly altered but are generally orientated and sized as proposed.

A housing development of this density will naturally have some mutual overlooking, particularly to the rear gardens. However, some side elevations of some plots have been amended to add first floor side windows. In some cases this is acceptable, due to the position within the plot. These do all appear to relate to first or second floor bathrooms/ toilets so it is proposed that an additional condition should be attached to the decision requiring all first floor side windows, on the plots identified below, to be obscurely glazed and only openable above 1.7 metres. The specific plots that this relates to have been identified on the proposed site layout as potentially resulting in an unacceptable amenity impact to adjacent neighbours through additional overlooking:

Plot number	Potential overlook to	Proposed windows DC/23/0856	Proposed windows DC/25/2135	Plan number
4	Plot 3 (and 2)	none	First and second floor	52
37	Plot 36	none	First and second floor	53
75	Plots 73 and 74	none	First floor	21
61	Plots 84 and 85	none	First and second floor	51
116	117	none	First floor	38
144	142 143	none	First and second floor	41
146	147 148	none	First and second floor	41
140	139	none	First floor	49
139	140	none	First floor	31
137	136	none	First floor	31
134	135	none	First floor	31
132	131	none	First floor	31
130	129 128	none	First floor	38
162	160 161	none	First floor	27

With this additional condition, these amendments are not considered to have a negative impact on the amenity of future residents.

Highways Impacts:

Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.

The Local Highways Authority have raised no objection to the amendments and note that no amendments proposed would materially affect the approved highways matters.

The amendments to house design would result in the loss of 10 integral garages. At least 4 of these (at plots 8-11) measure below the minimum size (6mx3m internally) to be considered as 0.5 parking spaces (in line with WSCC guidance). This results in a loss of 3 spaces (calculated as 6x0.5 spaces) lost across 3DEFG resulting in a total of 664 spaces across these phases.

This reduction in spaces is considered acceptable in this instance, as three less spaces is unlikely to create on-street parking issues, especially as the plots do still have off-street parking spaces, and the unit sizes are being reduced so less parking would be required anyway. However, it is important that the number of spaces is not reduced further over time, through further amendments as the cumulative impact of these small losses would be a concern.

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG) (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool, and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site gains (on unregistered sites) and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

The Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG by reason of

- The original planning permission to which this section 73 planning application relates was made or granted before 12th February 2024 (in respect of major development), or before 2nd April 2024 (in respect of non-major development) under Regulation 3 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Conclusions:

This application proposes to amend the house type design and market housing mix of the approved phases 3DFG, originally approved under DC/23/0856. The amendment to not relate to phase 3E, which is retained by the original house builder. Revised plans have been received, with some additional design details added, and these amendments are now considered acceptable in design terms. They are also considered acceptable with regard to future residential amenity, subject to an additional condition relating to obscure glazing to side elevations of plots with more sensitive neighbour considerations.

The revised plans have been listed below and only relate to phases 3DFG. The previously approved plans are also listed below, which now only relate to phase 3E.

Recommendation: Application Permitted

Conditions:

- 1) **Regulatory Condition:** The development hereby permitted shall be carried out in accordance with the approved plans listed below:

Reason: In the interests of certainty.

- 2 **Pre-Commencement (Slab Level) Condition:**

- A. No development above ground floor-slab level within sub-Phases 3D, 3F and 3G 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.

- B. The Development in relation to sub-Phase 3E 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:

- A. No development above ground floor-slab level within sub-Phases 3D, 3F and 3G shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations, have been submitted to and approved by the Local Planning Authority in writing. The development shall be carried out as per the approved details and coordinated with the approved Residential Landscape Masterplan (ref: 30125-5 DR-5000 P15), Softworks Proposals (3015-5-DR-5001-P12, 3015-5-DR-5002-P12, 3015-5-DR-5003-P9, 3015-5-DR-5004-P9, 3015-5-DR-5005-P9, 3015-5-DR-5006-P13, 3015-5-DR-5007-P13, 3015-5-DR-5008-P12), Residential Hard Surface Strategy (3015-DR-5100-P12) and Residential Boundaries (3015-5-DR-5101-P10) and Preliminary Surface and Foul Water Drainage Strategy (refs: 2107120-002 G and 2107120-003 G).
- B. The Development in relation to Phase 3E shall be implemented in accordance with the 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:

- A. No development above ground floor-slab level within sub-Phases 3D, 3F and 3G shall commence 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.
- B. The Development in relation to sub-Phase 3E 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:**

- A. No part of the development relating to sub-Phase 3D, 3F and 3G shall be occupied until details of the proposed solar PV apparatus, including locations and amounts, have been submitted to and approved in writing by the Local Planning Authority. The equipment shall, be installed prior to the first occupation of each respective dwelling in accordance with the approved details.
- B. The Development within sub-Phase 3E 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:**

- A. No dwelling within sub-Phases 3D, 3F and 3G shall be first occupied until details showing the location of fire hydrants and method of installation and maintenance in perpetuity have been submitted to and approved in writing by the Local Planning Authority, in consultation with West Sussex County Council's Fire and Rescue Service. 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.
- B. The Development in relation to sub-Phase 3E 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).

- 19 **Pre-Occupation Condition:** The dwellings at plots 4, 37, 61, 75, 116, 130, 132, 134, 137, 139, 140, 144, 146, 162 shall not be first occupied until the window(s) at all first and second floor side elevations have been fitted with obscured glazing. No part of that/those side window(s) that are/is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Once installed the obscured glazing and non-openable parts of those windows shall be retained permanently thereafter.

Reason: To protect the privacy of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

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: DC/25/2135

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved:**

Approved Plans List for Phase 3DFG only (DC/25/2135)

Plan Number and Name	Date Received
3456-5-RESI-DR-5000-P3 Residential Landscape Masterplan	03.03.2026
3456-5-RESI-DR-5001-P2 Residential Softworks Proposals	19.12.2025
3456-5-RESI-DR-5002-P3 Residential Softworks Proposals	03.03.2026
3456-5-RESI-DR-5003-P2 Residential Softworks Proposals	19.12.2025
3456-5-RESI-DR-5004-P3 Residential Softworks Proposals	03.03.2026
3456-5-RESI-DR-5005-P2 Residential Softworks Proposals	19.12.2025
3456-5-RESI-DR-5100-P2 Residential Hard Surface Strategy	19.12.2025
3456-5-RESI-DR-5101-P2 Residential Boundaries	19.12.2025

3456-5-RESI-DR-5500-P1 Typical Residential Tree Planting	19.12.2025
3456-5-RESI-DR-5600-P1 Close Board Fence	19.12.2025
3456-5-RESI-DR-5700-P2 Residential Tree Retention Removal Plan	19.12.2025
7633-D.05B Design Amendments Document	19.12.2025
7633-PL-01A - Site Location Plan	19.12.2025
7633-PL-02G - Site Layout - Roof Level	19.03.2026
7633-PL-03E - Site Layout - Ground Floor Level	03.03.2026
7633-PL-04G - Coloured Site Layout	19.03.2026
7633-PL-05F - Materials Distribution Plan	19.03.2026
7633-PL-20B - Proposed Plans and Elevations - Plots 174-173-172-171	19.12.2025
7633-PL-21B - Proposed Plans and Elevations - Plots 78-77-76-75	19.12.2025
7633-PL-22B - Proposed Plans and Elevations - Plots 81-80-79	19.12.2025
7633-PL-23C - Proposed Plans and Elevations - Plots 167 179	19.12.2025
7633-PL-24B - Proposed Plans and Elevations - Plots 86-87-88-89	19.12.2025
7633-PL-25B - Proposed Plans and Elevations - Plots 126-125-124	19.12.2025
7633-PL-26C - Proposed Plans and Elevations - Plots 182-181-180-179	19.12.2025
7633-PL-27C - Proposed Plans and Elevations - Plots 163-162	09.02.2026
7633-PL-28B - Proposed Plans and Elevations - Plots 129-128-127 170-169-168	19.12.2025
7633-PL-29B - Proposed Plans and Elevations - Plots 166-165-164	19.12.2025
7633-PL-30B - Proposed Plans and Elevations - Plots 114-113 176-175	19.12.2025
7633-PL-31B - Proposed Plans and Elevations - Plots 139-138-137 134-133-132	19.12.2025
7633-PL-32B - Proposed Plans and Elevations - Plots 82-83-84-85	19.12.2025
7633-PL-33B - Proposed Plans and Elevations - Plots 51-50 107-106 143-142	19.12.2025
7633-PL-34B - Proposed Plans and Elevations - Plots 45-44 74-73	19.12.2025
7633-PL-35C - Proposed Plans and Elevations - Plots 112-111, 123-122	09.02.2026
7633-PL-36C - Proposed Plans and Elevations - Plots 161-160, 178-177	09.02.2026
7633-PL-37B - Proposed Plans and Elevations - Plots 103 121	19.12.2025

7633-PL-38B - Proposed Plans and Elevations - Plots 116-115 131-130	19.12.2025
7633-PL-39C - Proposed Plans and Elevations - Plots 12-13 14-15 47-46 49-48 58-57 60-59 90-91	19.12.2025
7633-PL-40C - Proposed Plans and Elevations - Plots 100-99	19.12.2025
7633-PL-41B - Proposed Plans and Elevations - Plots 149-145-144	19.12.2025
7633-PL-42E - Proposed Plans and Elevations - Plots 72, 97, 98, 110, 158, 159	19.03.2026
7633-PL-43D - Proposed Plans and Elevations - Plots 101, 109-108	09.02.2026
7633-PL-44B - Proposed Plans and Elevations - Plots 66 94	19.12.2025
7633-PL-45B - Proposed Plans and Elevations - Plots 96	19.12.2025
7633-PL-46B - Proposed Plans and Elevations - Plots 38 41 52 56 68 71 151	19.12.2025
7633-PL-47C - Proposed Plans and Elevations - Plots 65 154 155	19.12.2025
7633-PL-48C - Proposed Plans and Elevations - Plots 120 147 150	19.12.2025
7633-PL-49B - Proposed Plans and Elevations - Plots 92-93 105-104 141-140	19.12.2025
7633-PL-50B - Proposed Plans and Elevations - Plots 136-135	19.12.2025
7633-PL-51B - Proposed Plans and Elevations - Plots 2-3 62-61 64-63	19.12.2025
7633-PL-52C - Proposed Plans and Elevations - Plots 4-5 6-7 8-9 10-11	19.12.2025
7633-PL-53B - Proposed Plans and Elevations - Plots 36-37	19.12.2025
7633-PL-54C - Proposed Plans and Elevations - Plots 1 67	19.12.2025
7633-PL-55B - Proposed Plans and Elevations - Plots 95 102	19.12.2025
7633-PL-56B - Proposed Plans and Elevations - Plots 117	19.12.2025
7633-PL-57B - Proposed Plans and Elevations - Plots 39 42 43 53 54 55 69 70	19.12.2025
7633-PL-58B - Proposed Plans and Elevations - Plots 40 148 149 152	19.12.2025
7633-PL-59C - Proposed Plans and Elevations - Plots 118 119 153 156 157	19.12.2025
7633-PL-60 - Proposed Plans and Elevations - Garages Cycle Store and Sub Station	19.12.2025
7633-PL-61 - Proposed Plans - Flat Block - Plots 16-27	19.12.2025
7633-PL-62A - Proposed Elevations - Flat Block - Plots 16-27	19.12.2025
7633-PL-63 - Proposed Plans - Flat Block - Plots 28-35	19.12.2025

7633-PL-64 - Proposed Elevations - Flat Block - Plots 28-35	19.12.2025
7633-PL-90B -Coloured Street Scenes A-A, B-B, C-C	09.02.2026
7633-PL-91B -Coloured Street Scenes D-D, E-E, F-F	09.02.2026
7633-PL-92C -Coloured Street Scenes G-G and H-H	19.12.2025
7633-PL-92D -Coloured Street Scenes G-G and H-H	19.03.2026
Drainage Strategy Briefing Note – 2509520-01	19.12.2025
External Levels Plan Sheet 1 of 2 – 2509520-ACE-XX-XX-DR-C-0001	19.12.2025
External Levels Plan Sheet 2 of 2 – 2509520-ACE-XX-XX-DR-C-0002	19.12.2025
Main Drainage General Arrangement Sheet 1 of 2 – 2509520-ACE-XX-XX-DR-C-0005	19.12.2025
Main Drainage General Arrangement Sheet 2 of 2 – 2509520-ACE-XX-XX-DR-C-0006	19.12.2025
Vehicle Tracking – 2509520-ACE-XX-XX-DR-C-0011	19.12.2025

Approved Plans List for Phase 3E only

(DC/23/0856) Plans listed (and relevant for Phase E) in Appendix 1 of the Statement of Common Ground between Horsham District Council and Crest Nicholson Operations Limited dated 18 March 2024:

Site Location Drawing 21173-S101 A
Materials Distribution Plan 21173-P103 J
Schedule of Accommodation 20.04.2023
Coloured Street Scenes D-D to F-F – 21173-C191 – A
Coloured Street Scenes A-A, B-B and C-C – 21173-C190 – A
Coloured Street Scenes G-G and H-H – 21173-C192 – A
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 2-3, 92-93, 104-105, 135-136, 140-141, 188-189 and 266-267 (Plans and Elevations) – 21173-P111 – B
Plots 44-45, 111-112, 160-161, 186-187, 202-203, 234-235, 246-247, 264-265, 268-269 and 273-274 (Plans and Elevations) – 21173-P119 – B
Plots 72, 94, 95, 98, 101, 108, 109, 110, 158, 159, 199, 232 and 233 (Plans and Elevations) – 21173-P125 – 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
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 144-146, 256-258 and 261-263 (Plans and Elevations) – 21173-P142 – B
Plots 155 and 206 (Plans and Elevations) – 21173-P167 – B

DELEGATED

Case Officer sign/initial Kate Turner Date: 24/03/2026

Authorising Officer sign/initial Adrian Smith Date: 24/03/2026