



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0258

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

DESCRIPTION:

Approval of details reserved by condition 15a to approved application DC/25/2135

RELEVANT PLANNING HISTORY:

DC/25/2135	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.	Application Permitted on 24.03.2026
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PLANNING ASSESSMENT

Planning Application DC/25/2135 was granted consent on 24.03.2026. This permission was for the following:

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.

Consent is sought to discharge the details reserved by condition 15a.

Condition X:

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.*

The West Sussex Fire and Rescue Service have been consulted on the submitted water network design. They have stated the following:

Providing the fire hydrants (FHs) indicated on the plan submitted for planning consultation No. DISC/26/0258 are in place and ready for use prior to any occupation of any dwellings, the condition will

be met and can be discharged. Unfortunately, on too many occasions West Sussex Fire & Rescue Service (WSFRS) are not informed fire hydrants are in place and ready for use prior to dwellings being occupied, which then increases the risk to life and property in the event of a fire occurring. So, please ensure WSFRS are informed when FHs are ready for use.

The requirements of the condition have been satisfied and part a of condition 15 can be discharged.

Recommendation: Application Permitted

NOTE TO APPLICANT

The applicant is advised that they must inform the West Sussex Fire and Rescue Service (WSFRS) when the fire hydrants are in place and ready for use prior to dwellings being occupied so their records are updated and their ability to respond quickly to any emergency at the site is maximised.

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/26/0258

(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	Water Network Design	B96421287	07.08.2026

DELEGATED

Case Officer sign/initial Kate Turner Date: 24.9.26

Authorising Officer sign/initial Adrian Smith Date: 24/09/2026