Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0362
Kilnwood Vale Sub-Phase 3DEFG, Kilnwood Vale, Crawley Road, Horsham, Faygate

DESCRIPTION:
Approval of details reserved by condition 15 to approved application DC/23/0856.

RELEVANT PLANNING HISTORY:

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

PLANNING ASSESSMENT
Planning Application DC/23/0856 was granted consent on 25.10.24. This permission was for the following:

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.

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

Condition 15:

> *No dwelling 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.*

A plan has been submitted that shows the location of the fire hydrants and method of installation arrangements. This was revised by Crest (additional hydrants added) due to further discussion with the fire authority outside of the planning system and a revised plan was submitted 12.12.2025.

'The installation of the Fire Hydrants (also known as Wash Outs (W/O)) have been incorporated into the water infrastructure design prepared by Triconnex. We have engaged with Advanced Water Infrastructure Networks and presented the design for adoption under a NAV agreement. Under this arrangement, they will assume full responsibility for the mains infrastructure, including the W/O, covering both maintenance and repair.'

West Sussex County Council's Fire and Rescue Service have been consulted and concluded that provided the fire hydrants are in place ready for use, and that they are informed when they are ready for operational use, they are happy with the details provided and the condition can be discharged.

The requirements of the condition have been satisfied.

Recommendation: Application Permitted

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/25/0362

(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 drawing	B96421287-10 X274	12.12.2025
Supporting Statement	Covering letter	NONE	18.11.2025

DELEGATED

Case Officer sign/initial Kate Turner Date: 07.01.2026

Authorising Officer sign/initial Adrian Smith Date: 08/01/2026