



Mr Jim Beavan
Savills
Mountbatten House
1 Grosvenor Square
Southampton
Hampshire
SO15 2BZ

Application Number: DC/25/2158

TOWN & COUNTRY PLANNING ACT, 1990 (as amended)
TOWN & COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Mr Sebastian Skinner, Crest Nicholson South

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the following development, that is to say:

Removal of Conditions 3 and 6 of previously approved application DC/23/1694 (Reserved Matters approval sought for layout, appearance, scale and access, in accordance with DC/15/2813 for the Kilnwood Vale Neighbourhood Centre, comprising of 111 residential dwellings (C3), 66 elderly care units (C2), a community building and 9no. commercial units (Class E) with associated landscaping, access and parking) relating to Water Efficiency.

Kilnwood Vale Neighbourhood Centre, Faygate, Horsham, RH12 0AR

to be carried out in accordance with Application No. DC/25/2158 submitted to the Council on 23/12/2025 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 10/02/2026

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

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Details plan	Plots 01-09 Elevations Apartment 1	P23-0030_DE_02H	13.09.2024
Details plan	Plots 10-11 Floor Plans	P23-0030_DE_02H	13.09.2024
Details plan	Plots 10-11 Elevations	P23-0030_DE_02H	13.09.2024

Details plan	Plots 12-28 Floors Apartment 2	P23-0030_DE_02J	13.09.2024
Details plan	Plots 12-28 Apartment 2 Second Floor and Roof	P23-0030_DE_02J	13.09.2024
Details plan	Plots 12-28 Apartment 2 Elevations	P23-0030_DE_02J	13.09.2024
Details plan	Plots 29-48 Apartment 3	P23-0030_DE_02J	13.09.2024
Details plan	Plots 29-48 Apartment 3 Elevations	P23-0030_DE_02J	13.09.2024
Details plan	Plots 49-80 Apartment / Retail 4 Elevations	P23-0030_DE_02H	13.09.2024
Details plan	Plots 49-80 Apartment / Retail 4 Elevations	P23-0030_DE_02J	13.09.2024
Details plan	Plots 81-100 Apartment / Retail 5 Floorspace	P23-0030_DE_02H	13.09.2024
Details plan	Plots 81-100 Apartment / Retail 5 Elevations	P23-0030_DE_02J	13.09.2024
Details plan	Plots 103(H) Floors Romsey	P23-0030_DE_02J	13.09.2024
Details plan	Plots 103(H) Elevations Romsey	P23-0030_DE_02J	13.09.2024
Details plan	Plots 104(H), 105, 106 (H), 107, 108, 109(H), 110, 111(H) Floors Hexham	P23-0030_DE_02J	13.09.2024
Details plan	Plots 104(H), 105, 106 (H), 107, 108, 109(H), 110, 111(H) Elevations Hexham	P23-0030_DE_02J	13.09.2024
Details plan	Plots 102 Floors Winkfield	P23-0030_DE_02J	13.09.2024
Details plan	Plot 102 Elevations Winkfield	P23-0030_DE_02J	13.09.2024
Details plan	Plot 101 Floors Marlborough	P23-0030_DE_02J	13.09.2024
Details plan	Plot 101 Elevations Marlborough	P23-0030_DE_02J	13.09.2024
Details plan	Care Home Floors	P23-0030_DE_02H	13.09.2024
Details plan	Care Home Second Floor and Roof	P23-0030_DE_02H	13.09.2024
Details plan	Care Home Elevations	P23-0030_DE_02H	13.09.2024
Details plan	Local Centre Elevations	P23-0030_DE_02H	13.09.2024
Details plan	Landscape Masterplan	DR-5000-P7	08.01.2025
Details plan	Softworks Proposals 4 of 4	DR-5004 S4-P7	08.01.2025
Details plan	Softworks Proposals 1 of 4	DR-5001 S4-P7	08.01.2025
Details plan	Softworks Proposals 2 of 4	DR-5002 S4-P7	08.01.2025
Details plan	Softworks Proposals 3 of 4	DR-5003 S4-P7	08.01.2025
Details plan	Hard Surfaces Strategy	DR-5100 S1-P6	08.01.2025
Details plan	Boundaries and Street Furniture	DR-5101 S1-P5	08.01.2025
Details plan	Typical Tree Planting in Residential / Parkland Areas	DR-5500 S4-P1	16.09.2024
Details plan	Typical Tree Planting in Hard Surfaced Area	DR-5501 S4-P1	16.09.2024
Details plan	Typical Tree Planting on Slopes	DR-5502 S4-P1	16.09.2024
Details plan	Timber Close Board Fence Detail	DR-5600 S4-P1	16.09.2024
Details plan	Tree Retention / Removal Plan	DR-5700 S1-P4	08.01.2025

Details plan	Building Heights	P23-0030_DE_10_D	08.01.2025
Details plan	Preliminary Levels Strategy	2300200-002 C	08.01.2025
Details plan	Preliminary Drainage Strategy	2300200-003 C	08.01.2025
Details plan	Site Layout	P23-0030_DE_01_L	08.01.2025
Details plan	Parking Strategy	P23-0030_DE_11_D	08.01.2025
Details plan	Materials Strategy	P23-0030_DE_12_C	08.01.2025
Details plan	Movement / Road Hierarchy	P23-0030_DE_13_C	08.01.2025
Details plan	Illustrative Street Scene	P23-0030_DE_14_A	16.09.2024
Details plan	Illustrative Street Scene	P23-0030_DE_14A_11	16.09.2024
Details plan	Refuse Strategy	P23-0030_DE_15_C	08.01.2025
Details plan	Adoption Management Strategy	P23-0030_DE_16C	08.01.2025
Details plan	Affordable Housing Strategy	P23-0030_DE_16_C	08.01.2025
Details plan	Surface Strategy	P23-0030_DE_19C	08.01.2025
Details plan	Boundaries and Enclosures Strategy	P23-0030_DE_20_C	08.01.2025
Details plan	Servicing Strategy	P23-0030_DE_21_B	08.01.2025
Details plan	Plots 01-09 Floor and Roof Apartment 1	P23-0030_DE_02J	13.09.2024
Details plan	Neighbourhood Centre Garage/Bin and Bike Store Floor and Elevations	P23-0030_DE_02H	13.09.2024
Details plan	Local Centre Elevations	P23-0030_DE_02H	13.09.2024
Details plan	Neighbourhood Centre Pub Floor and Roof Plans	P23-0030_DE_02H	13.09.2024
Details plan	Neighbourhood Centre Pub Elevations	P23-0030_DE_02H	13.09.2024
Details plan	Neighbourhood Centre Pub FOG Elevations	P23-0030_DE_02H	13.09.2024
Location plan		NONE	12.09.2023
Details plan	Neighbourhood Centre FOG Plans	P23-0030_DE_02H	13.09.2024

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 **Pre-Commencement Condition:** The development hereby permitted shall not be commenced until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the management of any flat / shallow pitched / green roofs on any proposed buildings which may be attractive to birds. The plan shall be implemented as approved and remain in force thereafter.

Reason: As this matter is fundamental to enable the Local Planning Authority to minimise potential danger to aircraft from bird hazards in accordance with Policy 33 of the Horsham District Planning Framework (2015).

3 N/A

4 **Pre-Commencement Slab Level Condition:** The residential and retail buildings hereby permitted shall be completed in accordance with the details approved under application DISC/25/0407, unless alternative details have been submitted and approved in writing by the Local Planning Authority prior to development above ground floor slab level commencing.

No development above ground floor-slab level of the community centre or public house hereby permitted shall commence until a schedule of materials, finishes and colours to be utilised for the external walls, windows and roofs of these buildings has been submitted to and approved in writing by the Local Planning Authority.

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).

5 **Pre-Commencement Slab Level Condition:** No development shall commence above ground floor-slab level, 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 Landscape Masterplan (ref: DR-500 S0-P6).

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

6 N/A

7 **Pre-Occupation Condition:** No commercial unit (including all retail units and the public house) hereby permitted shall be first occupied until details of suitable noise controls for the relevant commercial unit of any building plant and/or machinery (refrigeration, extract ventilation, air conditioning systems, etc) to result in no background noise levels (to include low frequency noise) has been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and thereafter retained as such.

Reason: In order to ensure that the safe operation of the development and to protection of the amenities of nearby residents, in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

8 **Pre-Occupation Condition:** No commercial unit (including all retail units and the public house) hereby permitted shall be first occupied until details of any commercial kitchen extract ventilation system (including positioning of flues) for the relevant building has been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and thereafter retained as such.

Reason: In the interests of the amenities of nearby residential properties and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 9 **Pre-Occupation Condition:** No dwelling or commercial unit hereby permitted shall be occupied until the cycle parking facilities (including all visitor cycle parking) to serve that unit have been 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 ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 10 **Pre-Occupation Condition:** No retail unit (including the public house) hereby permitted shall be occupied until the servicing parking spaces serving the respective unit have been constructed and made available for use in perpetuity.

Reason: To provide servicing parking space for the use 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 / building have been constructed and made available for use in perpetuity.

Reason: To provide car-parking space for the use in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 12 **Pre-Occupation Condition:** Prior to the occupation of the Community Centre, full details of the management of Community Centre shall be submitted to and approved by the Local Planning Authority. The approved details shall be implemented as such thereafter.

Reason: To ensure an appropriate development that meets the needs of future occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 13 **Pre-Occupation Condition:** No commercial units (including all retail units, the local centre and the public house) hereby approved shall be first occupied until full details of the opening hours for each unit has been submitted to approved in writing by the Local Planning Authority. The hours of opening for each unit shall be adhered to thereafter.

Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 14 **Pre-Occupation Condition:** No dwelling or commercial unit (including all retail units, the local centre and the public house) shall be first occupied until secure covered provision for the storage of refuse and recycling has been made for that dwelling or commercial unit in accordance with the submitted plans. The refuse and facilities shall thereafter be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 15 **Pre-Occupation Condition:** No building or dwelling hereby approved 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.

Reason: In accordance with fire and safety regulations in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 16 **Regulatory 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 building, 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.

Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 17 **Regulatory Condition:** 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 provide car-parking space for the use in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 18 **Regulatory Condition:** No deliveries to any of commercial buildings (including the local centre) hereby approved shall take place except between the hours of 06.30 - 22.00 Monday to Saturday and 08.30 - 22.00 on Sundays.

Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 19 **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: Changes of use as permitted by the Town and Country Planning (General Permitted Development) Order or Use Classes Order 1987 are not considered appropriate in this case due to potential impacts on the amenity of adjacent properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 20 **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: Changes of use as permitted by the Town and Country Planning (General Permitted Development) Order or Use Classes Order 1987 are not considered appropriate in this case due to potential impacts on the amenity of adjacent properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 21 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 and the Town and Country Planning

(Use Classes) Order 1987 (as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020), or any order amending or revoking and/or re-enacting those Orders, the care home hereby approved shall remain in use as a care home only as defined by Class C2 of Town and Country Planning (Use Classes) (Amendment) (England) (as amended) at all times.

Reason: Changes of use as permitted by the Town and Country Planning (General Permitted Development) Order or Use Classes Order 1987 are not considered appropriate in this case due to potential impacts on the amenity of adjacent properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 22 **Regulatory Condition:** The development hereby permitted shall be implemented in accordance with the Landscape Management Plan (ref: 3153-5-4-LM-5401-P2 - LANDMAN) dated September 2024.

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).

- 23 **Regulatory Condition:** No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays.

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

- 24 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 and the Town and Country Planning (Use Classes) Order 1987 (as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020), or any order amending or revoking and/or re-enacting those Orders, the commercial premises (including all retail units but excluding the public house) hereby permitted shall only be used for uses falling within Class E(a), (b), (c), (d), (e) & (f) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) without express planning consent from the Local Planning Authority first being obtained.

Reason: Changes of use as permitted by the Town and Country Planning (General Permitted Development) Order or Use Classes Order 1987 are not considered appropriate in this case under Policy 33 of the Horsham District Planning Framework (2015).

- 25 **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).

Note to Applicant:

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.

ADDITIONAL INFORMATION

Planning Permission – Important Provisos

If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations, or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required, or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email hop.oast.admin@horsham.gov.uk.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

Compliance with the Approved Plans and Conditions

The development hereby approved must be implemented in accordance with the approved plans and any conditions set out in the Notice. Some of the conditions may specify that works are to be carried out, and/or details submitted and approved before all or part of the development is started. These will appear in the 'Pre-Commencement Conditions' section of the Notice.

If works on implementing this permission is started without these requirements being fully met, the development may be unauthorised and the permission invalidated, and could lead to enforcement proceedings or in some cases to prosecution.

Amendments

Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

Monitoring

Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

Conditions Compliance

Requests for confirmation of compliance with conditions associated with that permission should be made in writing or by using the application form 'Approval of Details Reserved by Conditions'.

A request may be for confirmation that one or more conditions imposed on the same permission have been complied with. We aim to respond within 8 weeks of receipt of the request.

Right of Appeals

If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>.