



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

Application Number: DC/25/2159

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 2 and 5 of previously approved application DC/23/1349 (Reserved Matters Approval sought for Access, Appearance, Landscaping, Layout and Scale (in accordance with outline approval DC/15/2813) for sub-phase 3H of the Kilnwood Vale development, comprising 69 dwellings with associated landscaping and parking) relating to Water Efficiency.

Kilnwood Vale Phase 3H, Faygate, Horsham, RH12 0AR

to be carried out in accordance with Application No. DC/25/2159 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
Plans	SITE LOCATION PLAN	22012 S101 A	19.04.2024
Plans	Existing Site Survey	22012 S102	19.04.2024
Plans	Preliminary Levels Strategy	2300190 010 P1	25.11.2024

Plans	Preliminary Drainage Strategy	23001390 020 P1	25.11.2024
Plans	Tree Pit Detail	3152 5 DR 5501 S4 P1	25.11.2024
Plans	EASTERN RAILWAY BRIDGE APPROACHES	11950 CRH BR EB DR C 5022 P2	23.11.2024
Plans	EAST BRIDGE APPROACH CROSS-SECTIONS	11950 CRH BR EB DR C 5021 P1	19.04.2024
Plans	EASTERN BRIDGE APPROACH LAYOUT	11650 CRH BR EB DR C 5200 P1	19.04.2024
Plans	PROPOSED STREET SCENES (AA AND BB)	22012 P150 E	19.04.2024
Plans	ANCILLARY BUILDINGS SHEET 1	22012 P140	19.04.2024
Plans	ANCILLARY BUILDINGS SHEET 2	22012 P141	19.04.2024
Plans	PLANS AND ELEVATIONS - PLOTS 67-69	22012 P128 C	19.04.2024
Plans	PROPOSED PLANS AND ELEVATIONS - PLOT 66	22012 P127 C	19.04.2024
Plans	PROPOSED PLANS AND ELEVATIONS - PLOTS 64-65	22012 P126 C	19.04.2024
Plans	PROPOSED PLANS AND ELEVATIONS - PLOTS 60-42	22012 P125 C	19.04.2024
Plans	PROPOSED PLANS AND ELEVATIONS - PLOTS 60-42	22012 P124 C	19.04.2024
Plans	PROPOSED PLANS AND ELEVATIONS - PLOTS 58-59	22012 P123 C	19.04.2024
Plans	PROPOSED PLANS AND ELEVATIONS - PLOTS 55-57	22012 P122 D	19.04.2024
Plans	PROPOSED PLANS AND ELEVATIONS - PLOTS 49-50	22012 P121 C	19.04.2024
Plans	PROPOSED PLANS AND ELEVATIONS - PLOTS 47-48, 51- 52	22012 P120 C	19.04.2024
Plans	PROPOSED PLANS AND ELEVATIONS - PLOTS 45-46 , 53- 54	22012 P119 D	19.04.2024
Plans	PROPOSED PLANS AND ELEVATIONS - PLOTS 43-44	22012 P118 C	19.04.2024
Plans	PROPOSED ELEVATIONS - PLOTS 35-42	22012 P117 E	19.04.2024
Plans	PROPOSED PLANS - PLOTS 35- 42	22012 P116 E	19.04.2024
Plans	PROPOSED ELEVATIONS - PLOTS 35-42	22012 P115 E	19.04.2024
Plans	PROPOSED PLANS - PLOTS 35- 42	22012 P114 E	19.04.2024
Plans	PROPOSED ELEVATIONS - PLOTS 25-34	22012 P113 D	19.04.2024
Plans	PROPOSED PLANS - PLOTS 10-	22012 P112 D	19.04.2024

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Plans	PROPOSED ELEVATIONS : Plots 1-9	22012 P111 D	19.04.2024
Plans	PROPOSED PLANS : PLOTS 1-9	22012 P110 D	19.04.2024
Plans	MATERIALS DISTRIBUTION PLAN	22012 P103 G	19.04.2024
Plans	PROPOSED SITE LAYOUT	22012 P102 H	19.04.2024
Plans	PROPOSED SITE LAYOUT (ROOF LEVEL)	22012 P101 M	19.04.2024
Plans	COLOURED SITE LAYOUT	22012 C101 E	19.04.2024
Plans	BOUNDARY TREATMENTS PLAN	3152 5 3H DR 5100 S4 P3	19.04.2024
Plans	HARD SURFACES STRATEGY	3152 5 3H DR 5100 S4 P3	19.04.2024
Plans	SOFTWARES PROPOSALS	3152 5 3H DR 5003 4 P3	19.04.2024
Plans	SOFTWARES PROPOSALS	4152 5 3H DR 5002 S4 P3	19.04.2024
Plans	SOFTWARES PROPOSALS	4152 5 3h DR 5001 S4 P3	19.04.2024
Plans	LANDSCAPE MASTERPLAN	4152 5 3H 5000 S4 P3	19.04.2024
Plans	PROPOSED PLANS AND ELEVATIONS : PLOTS 43-44	22012 P118 C	19.04.2024
Plans	BULK EARTHWORKS AND CONTOURS	5000 P2	20.07.2023
Plans	PROPOSED DRAINAGE INFRASTRUCTURE	5050 P1	11.07.2023
Plans	PROPOSED ELEVATIONS : PLOTS 35-47	22012 P117 C	11.07.2024
Plans	TIMBER CLEFT KNEE RAIL DETAIL	DR 5600 S5 P1	11.07.2023
Plans	GENERAL TIMBER BOLLARD DETAIL	DR 5601 S4 P1	11.07.2023
Plans	TIMBER CLOSE BOARD FENCE DETAIL	DR 5602 S4 P1	11.07.2023
Plans	TIMBER POST AND THREE RAIL FENCE	DDR 5603 S5 P1	11.07.2023
Plans	TREE SURVEY	DR 5700 S4 P2	11.07.2024
Plans	TREE RETENTION AND REMOVAL PLAN	DR 5701 S4 P2	11.07.2024

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

2 N/A

3 **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).

- 4 **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: 3152 5 3H DR 5000 S4 P3) and Softworks Proposals (3152-5-3H DR 5001-5003 S4 P3)

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

- 5 N/A

- 6 **Pre-Occupation Condition:** Prior to the first occupation of Plots 43-69, a covered and secure cycle store shall be installed and made ready for use by occupiers of that dwelling in the position indicated on the approved site layout (ref: 22012 P102 H)

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 41 of the Horsham District Planning Framework (2015).

- 7 **Pre-Occupation Condition:** Prior to the first occupation of any dwelling contained within apartment blocks Nos 1-4 (Plots 1-42), the approved communal cycle stores serving each respective apartment block shall be constructed and made ready for use as detailed on approved plan refs: 22012 P116 E , 22012 P110 D and 22012 P141. The communal cycle stores shall, thereafter, be retained for that purpose.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 41 of the Horsham District Planning Framework (2015).

- 8 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied unless and until the parking, turning and access facilities necessary to serve that dwelling have been constructed and made available for use. Approved facilities shall be retained as such thereafter.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 9 **Pre-Occupation Condition:** No part of the development 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.

Reason: To lessen the contribution of the approved development to climate change and to increase the potential for sustainable energy generation potential in accordance with Policies 35, 36 and 37 of the Horsham District Planning Framework (2015).

- 10 **Pre-Occupation Condition:** 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.

Reason: To ensure that the approved development incorporates appropriate facilities for fire-fighting.

- 11 **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 appropriate provision is made for the storage of refuse in the interests of visual appearance and in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

- 12 **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 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 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).

- 13 **Regulatory 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. With the exception of trees T049, T061, T076 and T079 (as categorised on the submitted arboricultural survey), 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 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).

- 14 **Regulatory Condition:** The proposed development shall be undertaken in full accordance with any mitigation and/or avoidance measures prescribed within the submitted Ecological Mitigation Plan (Derek Finnie Associates, ref: DFAA23020).

Reason: To ensure that the proposed development protects and conserves any protected and/or priority species present within the site in accordance with Policies 25 and 31 of the Horsham District Planning Framework (2015).

- 15 **Regulatory Condition:** The open-spaces hereby approved shall be maintained and managed in accordance with the provisions of the approved Landscape Management Maintenance Plan (ref: 3152-5-3H-5401-P3).

Reason: To ensure that approved open-spaces and landscaping are appropriately maintained for the lifetime of development in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 16 **Regulatory Condition:** Windows to be installed within the external façades of approved buildings, as identified in red at Appendix C of the approved Environmental Noise Survey (Noise.co.uk Ltd, ref: 152257 C R1, dated June 2023), shall achieve (or exceed) the insulation standard for glazing and ventilators specified at Table 7 of the Environmental Noise Survey.

Reason: To ensure that future occupiers are protected from unacceptable levels of noise disturbance within bedroom and living room spaces as a consequence of proximity to the Arun Valley Railway and in accordance with the provisions of Policy 24 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), 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).

- 18 **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 or cycles incidental to the use of the properties as dwellings and for no other purpose.

Reason: To ensure that appropriate provision is made for the parking of vehicles and cycles throughout the development in accordance with Policy 41 of the Horsham District Planning Framework (2015)

- 19 **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>.