Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/26/0182
Holmbush Farm Landfill Site, Crawley Road, Faygate, West Sussex,

DESCRIPTION:
Application for Approval of Details Reserved by Condition 6 to approved application DC/23/1314

RELEVANT PLANNING HISTORY:

DC/23/1314	Reserved Matters Approval sought for Access, Appearance, Landscaping, Layout and Scale (in accordance with outline approval DC/15/2813) for Phases 2 and 3 of the Kilnwood Vale development, comprising primary and secondary road infrastructure, a Leisure Park, and Green Corridor incorporating open space, walking and cycle routes with associated drainage and landscaping.	Application Permitted on 10.05.2024

PLANNING ASSESSMENT
Planning Application DC/23/1314 was granted consent on 10.05.2024. This permission was for the following:

Reserved Matters Approval sought for Access, Appearance, Landscaping, Layout and Scale (in accordance with outline approval DC/15/2813) for Phases 2 and 3 of the Kilnwood Vale development, comprising primary and secondary road infrastructure, a Leisure Park, and Green Corridor incorporating open space, walking and cycle routes with associated drainage and landscaping

Consent is sought to discharge the details reserved by condition 6.

Condition 6:

Prior to the Leisure Park being made available for public use, a landscape management and maintenance plan (including long term design objectives, management responsibilities including bin waste collection, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility) for all communal landscape areas, leisure and play facilities shall be submitted to and approved in writing by the Local Planning Authority. The landscape areas shall thereafter be managed and maintained in accordance with the approved details.

Reason: To ensure that public parkland and landscaping is appropriately maintained and managed to ensure future availability for use by the public and in the interests of visual amenity in accordance with Policies 33 and 43 of the Horsham District Planning Framework (2015).

A Landscape Management and Maintenance Plan (3015-4-5-4-LM-5401-P2 – LANDMAN) was submitted to discharge this condition. The HDC Landscape architect has raised no concerns with the submitted information but recommended that HDC Parks and Countryside be consulted. The Parks

Manager has thoroughly considered the submitted Plan. Detailed feedback was provided, which listed a small amount of changes 'to ensure good establishment of landscape and robust safety inspections are in place'.

Following this feedback amended Landscape Management Plan (3015-4-5-4-LM-5401-P3 – LANDMAN) was received. This specifically responds to the amendments requested and the amendments are summarised below:

- 5.2: Strengthened the tree inspection requirements to specify regular, recorded inspections by a credentialed inspector holding a Professional Tree Inspection certificate.
- 5.47: Added contingency measures for periods of prolonged dry weather during grass and species-rich seeding establishment, including irrigation or further seeding when conditions allow.
- 5.52: Specified that dog waste bins must be emptied at least every 7 days.
- 5.77: Strengthened play area maintenance and inspection requirements, specifying compliance with current legislation and safety regulations, with recorded inspections undertaken by an accredited play inspector.
- 5.79: Added specific maintenance requirements for the anticipated busy play area:
    - Litter collection at least three times a week.
    - Removal of excess lubricants from slides within 24 hours.
    - Removal of cans and glass within 24 hours.
- 5.9 (iv): Strengthened tree watering requirements to support long-term establishment, referencing BS 8545:2014. Specified watering of newly planted trees at 20 litres twice weekly during the growing season for two years, with increased volumes for larger trees. Also highlighted above-ground watering systems (e.g. watering bags) as a potentially more effective approach.
- 5.9 (ix): Confirmed that spot treatment of invasive or problematic weeds, including Giant Hogweed and Japanese Knotweed, is acceptable.

The applicants have addressed all of the areas identified for minor changes by the HDC Parks team and 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/26/0182
(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
Supporting Docs	Landscape Management and Maintenance Plan	T2 P3	04.11.2026
Supporting Docs	Covering Letter	NONE	15.06.2026

DELEGATED

Case Officer sign/initial Kate Turner Date: 23.11.26

Authorising Officer sign/initial Adrian Smith Date: 23/11/2026