



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0213

Phase 3DEFG and Leisure Park, Kilnwood Vale

DESCRIPTION:

Application for Approval of Details Reserved by Condition 12 to approved application DC/15/2813 (Leisure Park and Phase 3DEFG only).

RELEVANT PLANNING HISTORY:

DC/15/2813	Variation of conditions 3, 4, 7, 8, 9, and 10 of hybrid planning application DC/10/1612 to enable the reconfiguration of the neighbourhood centre, community facilities and open space	Permitted 28.04.2016
DC/10/1612	Outline approval for the development of approximately 2500 dwellings, new access from A264 and a secondary access from A264, neighbourhood centre, comprising retail, community building with library facility, public house, primary care centre and care home, main pumping station, land for primary school and nursery, land for employment uses, new rail station, energy centre and associated amenity space. Full planning permission for engineering operations associated with landfill remediation and associated infrastructure including pumping station. Full permission for the development of Phase 1 of 291 dwellings, internal roads, garages, driveways, 756 parking spaces, pathways, sub-station, flood attenuation ponds and associated amenity space. Full permission for the construction of a 3 to 6 metre high (above ground level) noise attenuation landform for approximately 700 metres, associated landscaping, pedestrian/cycleway and service provision (land known as Kilnwood Vale)	Permitted 17.10.2011

PLANNING ASSESSMENT

Planning Application DC/15/2813 was granted consent on 28.04.2016. This permission was an application under S73 for material amendments to the original outline consent for the Kilnwood Vale site (ref: DC/10/1612). Consent is sought under this application to discharge the details reserved by condition 12 for the Leisure Park and Phase 3DEFG only.

Condition 12:

Prior to the occupation of any dwellings on each phase or part phase, a detailed management and maintenance plan, for areas of land within that phase or part phase, shall be submitted to and approved in writing by the Local Planning Authority clearly setting out future maintenance responsibilities for all areas of land within that phase or part phase. Each detailed management and maintenance plan shall be incorporated into, and demonstrate integration with the overarching Landscape Management and Maintenance Plan approved by condition 11 above, and shall include:

- *Detailed Management and Maintenance Prescriptions/Operations*
- *Schedules of maintenance operations and their timing*

- A plan showing parties responsible for the maintenance of different areas and their contact details.

Each phase or part phase of the development shall thereafter be maintained in accordance with the approved Landscape Management and Maintenance plan, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure the foundations for the future maintenance and management of the landscaping and open space to secure the delivery of a high quality landscape and development as required by the Land West of Bewbush Joint Area Action Plan.

To comply with the requirements of the condition, a Landscape Management and Maintenance Plan (LMMP) was submitted. The LMMP appears to be the exact same Plan that was approved under DISC/24/0316. The Council's Landscape Team commented that the Plan is acceptable but queried whether WSCC Highways were aware of the adoption by the County of roads shown in the plan and whether there was a wider Management and Maintenance Responsibilities Plan. The agents responded with a wider plan and has stated that WSCC are fully aware of the proposed adoption by WSCC shown in the plan.

The Plan indicates that a Management Company will be responsible for certain areas, including the Leisure Park. This is as previously agreed under DISC/24/0316. Under the original legal agreement, the Open Spaces are to be handed over to HDC or its nominee to maintain. There is a current application to vary the legal agreement and this includes a variation to allow the Open Spaces to be managed by the ManCo. It is therefore appropriate for the LMMP to show the Leisure Park under the management of a ManCo, as this is agreed in principle.

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/26/0213

(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		07.07.2026

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 07.08.2026

Authorising Officer sign/initial Adrian Smith

Date: 07/08/2026