



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0191

Kilnwood Vale Development Site, Crawley Road, Faygate, West Sussex,

DESCRIPTION:

Application for Approval of details reserved by condition 2 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. Consent is sought to discharge the details reserved by condition 2 (embankment slide material composition).

Condition 2:

Pre-Commencement (Relevant Works) Condition: *Notwithstanding details for play feature No.09 (embankment slide) indicated on the approved Leisure Park Landscaping Proposals (ref: 3015-5 DR-5010 S4-P14, dated March 2024) and approved Leisure Park Young Play Area Equipment specification (ref: 3015-5 DR-5603 S4-P1, dated January 2022), details of the material composition of the embankment slide shall be submitted to and approved by the Local Planning Authority in advance of the installation of the embankment slide. The embankment slide, thereafter, shall be installed in accordance with details approved by the Local Planning Authority and maintained as such thereafter.*

Reason: *To ensure that the approved embankment slide is constructed of hard-wearing materials appropriate to local ground conditions in accordance with the recommendations of the Open Space and Recreation Study and Policy 43 of the Horsham District Planning Framework (2015).*

The details required by the above condition relate to an embankment slide approved to the play are for the Leisure Park at Kilnwood Vale. Under the Reserved Matters approval DC/23/1314, details were approved for the park. Under this permission, the Council's Parks and Countryside officer commented that the proposed equipment should be fitted with steel footings to ensure longevity with a change to recycle plastic or hardwood recommended for the slide. To this end, the condition was imposed requiring details of the embankment slide.

The details included in this application indicate that the slide will be composed of stainless steel, triple layered polythene and wooden posts. The Council's Landscape Officer has commented that the details for the embankment slide are acceptable. The requirements of the condition have therefore been satisfied.

The Officer has also commented that it would be beneficial for the softwood timber steps for the slide to be replaced with a more durable material, such as recycled plastic. Whilst not within the remit of the details required by this application, an informative is to be added to this decision advising the applicant of the HDC Landscape Officer's comments on the steps. The HDC Parks & Countryside Officer also agrees that the steps need to be a more durable surface.

Recommendation: Application Permitted

NOTE TO APPLICANT

The HDC Landscape Officer and HDC Parks & Countryside have asked for the applicant to reconsider the materials shown for the embankments slide steps. The Officer has commented that the softwood risers should be replaced with either hardwood or an alternative durable material, such as recycled plastic.

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/26/0191

(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	Alloyplast colours - UV stability		19.06.2026
Plans	Technical Installation Plans Inst_80_1		19.06.2026
Plans	Technical Installation Plans NST_80_1D		19.06.2026
Plans	Technical Installation plans INST_80_2		19.06.2026
Plans	Technical Installation plans INST_80_6		19.06.2026
Plans	Technical Installation plans INST_80_44		19.06.2026
Plans	Technical Installation plans INST_Z_3		19.06.2026
Materials	Single Slides Material Specification		19.06.2026
Plans	Slide Construction Plans 8060		19.06.2026
Plans	Slide Construction Plans Colour 8060		19.06.2026
Supporting Docs	Technical specifications of the ECO series products		19.06.2026

DELEGATED

Case Officer sign/initial Jason Hawkes

Date: 29.07.2026

Authorising Officer sign/initial Adrian Smith

Date: 29/07/2026