Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/26/0195
Kilnwood Vale Development Site, Crawley Road, Faygate, West Sussex,

DESCRIPTION:
Application for approval of details reserved by condition 3 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 3.

Condition 3: *Pre-Commencement (Relevant Works) Condition: Notwithstanding details of the multi-use games area indicated on the approved Leisure Park Landscaping Proposals (ref: 3015-5 DR-5010 S4-P14, dated March 2024), Leisure Park Softworks Proposals (ref: 3015-5 DR-5014 S4-P9, dated March 2024) and Leisure Park - Teenage Play and Street Furniture specification (ref: 3015-5 DR-5604 SR-P1, dated January 2022), full details of fencing design (including height, composition, colouring and material composition) and goal designs (including width, height, depth and position) shall be submitted to and approved by the Local Planning Authority prior to the installation of fencing and goals to the multi-use games area.*

Reason: To ensure that the approved multi-use games area is appropriately designed in response to expected community demand, local character and the amenities of nearby occupiers of land in accordance with Policies 33 and 43 of the Horsham District Planning Framework (2015).

To comply with the requirements of the condition, details of the fencing for the Leisure Park MUGA have been submitted. The details comprise the following:

- Twin Wire Mesh System Plans
- Boundary Plan
- Boundary Treatment Information
- Bow Top Railings Plan

The Council's Parks & Countryside Officer originally commented that the fencing was appropriate but that details of the MUGA's gates were required. The applicant then submitted details of the gates. The Parks & Countryside Officer then commented that given there is more of a move towards open ball courts, she would prefer there were no gates. The preference would be for there to be multiple entry and exit points. The Officer also requested an acrylic surface for the MUGA and requested that the Land Specification was updated to reflect these changes.

The applicant has now submitted an amended Land Specification indicating the removal of fencing to allow multiple entry and exit points and an acrylic surface to the MUGA. The requirements of the condition have therefore been satisfied.

Recommendation: Application Permitted

NOTE TO APPLICANT

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/26/0195
(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	Twin wire mesh system		22.06.2026
Plans	Boundary Plan	DR-5001	22.06.2026
Supporting Docs	Proprietary boundary treatment information		22.06.2026
Supporting Docs	Bow top railings		22.06.2026
Supporting Statement	Kilnwood Vale, Phase 3DEFG: Land Specification Oct 2026		18.11.2026

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 20.11.2026

Authorising Officer sign/initial Adrian Smith Date: 20/11/2026