Horsham District Council

Miss Becky Rayner
Savills (UK) Limited
Savills
Mountbatten House
1 Grosvenor Square
SO15 2BZ

Our ref:	DISC/24/0316
Your ref:	KILNWOOD VALE 3DEFG DISCHARGE OF CONDITIONS (TRANCHE 1)
Email:	planning@horsham.gov.uk
Direct Line:	01403 215162
If Calling Please ask for:	Jason Hawkes
Date:	16th April 2026

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

Approval of details reserved by conditions 12, 28 and 41 to approved application DC/15/2813

Kilnwood Vale Sub-Phase 3DEFG, Kilnwood Vale, Crawley Road, Horsham

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

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.

Date of approval - 16th April 2026

28. No development of any phase or part phase excluding Phase 1 shall begin, other than remediation soil testing site clearance and earthworks and any related operations approved as part of this application, until the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority.

1) A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action shall be submitted to, and approved, in writing, by the Local Planning Authority. This shall include measures to deal with any contamination not previously identified but subsequently found to be present at the site.

The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: The site is a known historic landfill site, therefore any risk needs to be dismissed. This planning condition is necessary to ensure the development complies with the principles of the NPPF.

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41. No development shall begin on any phase or part phase, other than remediation soil testing site clearance and earthworks approved as part of this application, until a scheme of sound insulation works to provide sound attenuation against external noise to comply with the 'good' design range of 30 dB LAeq,T for indoor ambient noise levels as stated within BS 8233:1999 for that particular phase has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved by the Local Planning Authority shall be fully installed prior to first occupation of each dwelling.

Reason: To safeguard the amenities of future residents in accordance with Policy 33 of the Horsham District Planning Framework (2015).

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The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Verification Reports		19.05.2025
Supporting Statement	Ground Gas Assessments		19.05.2025
Supporting Statement	Environmental Review and Remedial Strategies		19.05.2025
Supporting Statement	Earthworks Specification		19.05.2025
Supporting Statement	Email from Savills re: Noise data		22.08.2025
Supporting Statement	Email from Savills re: Top Soil details		17.02.2026
Supporting Statement	Email from Savills re: further details		09.10.2025
Supporting Statement	Campbell Reith Technical Note: Garden & Landscaping Soils		13.04.2026
Supporting Statement	Email from Campbell Reith re: details of ground gas protection measures verification		01.04.2026
Supporting Statement	Campbell Reith: Engineering Design Statement Phase 2.4-2.6		17.02.2026
Supporting Statement	Various Ground Gas Assessments		10.12.2024
Supporting Statement	Earthworks Verification Reports		10.12.2024
Details plan	Gas Network Design Drawing		10.12.2024
Supporting Statement	Environmental Noise Survey		10.12.2024
Supporting Statement	Earthworks Specifications		10.12.2024
Supporting Statement	Landscape Management & Maintenance Plan		28.02.2025
Supporting Statement	Earthworks Validation Report		16.05.2025
Supporting Statement	Factual Verification Reports		16.05.2025
Supporting Statement	Snagging Letter Report		19.05.2025
Supporting Statement	Earthworks Validation Report		19.05.2025
Supporting Statement	Ground Gas Assessments		19.05.2025
Supporting Statement	Factual Verification Reports		19.05.2025
Supporting Statement	Validation Report		19.05.2025
Supporting Statement	Environmental Review and Remedial Strategies		19.05.2025

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control