



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/25/0392

Holmbush Farm Landfill Site, Crawley Road, Faygate, West Sussex,

DESCRIPTION:

Application for Approval of Details Reserved by Condition 33 to approved application DC/15/2813 (Neighbourhood Centre).

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	Application Permitted on 28.04.2016
DC/23/1694	Reserved Matters approval sought for layout, appearance, scale and access, in accordance with DC/15/2813 for the Kilnwood Vale Neighbourhood Centre, comprising of 111 residential dwellings (C3), 66 elderly care units (C2), a community building and 9no. commercial units (Class E) with associated landscaping, access and parking	Application Permitted on 23.01.2025

PLANNING ASSESSMENT

Hybrid planning permission was granted pursuant to ref: DC/15/2813 on 28.04.2016 under S.73 of the Act for the development of approximately 2,500 dwellings together with associated built and community infrastructure. Consent is sought to discharge the details reserved by condition 33 of DC/15/2813. The details relate to the Neighbourhood Centre within Phase 2 only.

Condition 33:

Prior to the commencement of each Phase or part Phase of the development (including Phase 1) a construction environmental management plan (CEMP) for that phase or part phase shall be submitted to the Local Planning Authority for its written approval and thereafter implemented and maintained throughout the construction period in accordance with the approved CEMP. The CEMP shall include:

- Details of the working hours agreed with the Local Planning Authority for the implementation of the development;*
- Details of the design and location of the construction access;*
- Details of proposed wheel washing facilities located adjacent the construction site access;*
- Details of an area for the storage of materials, parking for construction traffic and an appropriate turning area has been provided within the site clear of the public highway;*
- A site waste management plan*
- Details of temporary utilities*
- How the construction will comply with the sustainable use of soils on construction sites.*
- Details of a communication strategy to include the provision of a dedicated phone line for residents to contact the site manager directly with complaints which should be manned at all times while site works are in progress.*
- Details of a routing agreement for the site construction traffic and HGV traffic associated with the movement of bulk material to and from the site;*

- Details of means of suppressing dust during the construction process to include the regime for dust deposition measurement at the site boundaries;
- Details of the measures to mitigate the noise and vibration from construction including those measures identified in sections 13.5.1 to 13.5.4 of the Environmental Statement;
- Details of a surface water drainage scheme for the temporary drainage of the Site. The scheme shall subsequently be implemented in accordance with the approved details. The scheme shall include:
 - demonstration that there will be no increase in the volume or rate of surface water runoff leaving the site for the duration of the earthworks and associated stabilisation period.
 - measures to mitigate any increased risk of sediment entering the watercourses and groundwater.
 - demonstration that there will be no discharge to ground that has been affected by contamination
- Measures for tree and hedgerow protection throughout the development programme;
- A detailed method statement for the removal or long-term management/eradication of Japanese Knotweed on the site. The method statement shall include proposed measures to prevent the spread of Japanese Knotweed during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds/root/stem of any invasive plant covered under the Wildlife and Countryside Act 1981.
- A detailed method statement for the construction of bridges to be submitted within the CEMP prior to the commencement of the relevant phase or sub-phase.

Reason: In the interests of highway safety and ensuring the free flow of traffic on the highway network; to minimise the risk of damage to the highway; to safeguard the amenity of existing and proposed residents; to ensure a strategy is in place to manage surface water drainage and safeguard existing watercourse and groundwater; to safeguard existing landscape features and secure the eradication of Japanese Knotweed in accordance with Policies 31, 33 and 40 of the Horsham District Planning Framework (2015).

To comply with the requirements of the condition, the applicant has submitted a detailed CEMP. WSCC Highways and HDC Environmental Health have both have no objections to the CEMP. The CEMP complies with the requirements of the conditions as follows:

- Working hours are stated as 08.00-18.00 Monday to Friday and 08.00-13.00 on Saturdays. No work to be undertaken on Sundays or Bank Holidays.
- Construction access will be from the main access to Phase 2 of Kilnwood Vale from the A264. Access to the site will be via the Primary Roads and will avoid sensitive residential areas.
- Wheel washing is shown at the entrance / exit of the compound site.
- Appropriate noise and dust suppression measures are indicated.
- Appropriate temporary surface water drainage measures are indicated.
- Appropriate tree and wildlife protection measures are indicated.
- Appropriate measures to stop the spread of Japanese Knotweed are indicated.
- The site compound is located within the unused land to the north of the site, which is allocated for commercial uses. The site is accessed from the north of this section of land.

The requirements of the condition have 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/25/0392

(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	Construction Environmental Management Plan	2300201-ACE-XX-00-RP-C-0101	10.12.2025

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 19.01.2026

Authorising Officer sign/initial Adrian Smith Date: 19/01/2026