Horsham District Council

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

Our ref:	DISC/25/0190
Your ref:	3DEFG Outline Conditions - Tranche 2
Email:	planning@horsham.gov.uk
Direct Line:	01403 215436
If Calling Please ask for:	Giles Holbrook
Date:	25th September 2025

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 condition 33 to approved application DC/15/2813 for parcel 3DEFG.

Phase 3DEFG of Kilnwood Vale Development, Crawley Road, Faygate, West Sussex

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

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).

Date of approval - 25th September 2025

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	Construction Environment Management Plan	2107121 ACE XX 00 RP C 0101	24.07.2025

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