



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0212

Kilnwood Vale Leisure Park, ,

DESCRIPTION:

Approval of details reserved by condition 28 to DC/15/2813

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
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PLANNING ASSESSMENT

Planning Application DC/23/1314 was granted consent on 10.05.2024. This permission was for the following:

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.

Consent is sought to discharge the details reserved by condition 28.

Condition 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.

The requirements of the condition have been satisfied.

To discharge condition 28 the applicants have submitted an environmental review and remedial strategy, earthworks specification report, earthworks validation report and soft landscaping verification technical note. These technical documents have been reviewed by the Councils Environmental Protection Officer who has stated the following:

'I have reviewed the documents submitted with the application and I am satisfied that condition 28 to DC/15/2813 for Kilnwood Vale Phase 2.4E can be discharged.'

There is no reason to not agree with the specialist officer and this condition can now be discharged.

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/26/0212

(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
Plans	Condition 28		07.07.2026

DELEGATED

Case Officer sign/initial Kate Turner Date: 07.09.2026

Authorising Officer sign/initial Adrian Smith Date: 08/09/2026

