Horsham District Council

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

Our ref:	DISC/25/0363
Your ref:	Neighbourhood Centre - Condition 28
Email:	planning@horsham.gov.uk
Direct Line:	01403 215184
If Calling Please ask for:	Kate Turner
Date:	4th February 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 condition 28 to approved application DC/15/2813 (relating to the Kilnwood Vale Neighbourhood Centre Phase Only).

Kilnwood Vale, 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):

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.

Date of approval - 4th February 2026

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
Details plan	2026-01-30 DRA- Gas Vent Wells		31.01.2026
Details plan	Ground Gas Venting Wells Specification Project No: 11950		31.01.2026
Details plan	Ground Gas Vent Well Maintenance Project No. 11950		31.01.2026
Details plan	Figure 4: Proposed Development and Vent Well Locations (DRAFT)		31.01.2026
Supporting Statement	Earthworks specification	NONE	27.10.2025
Supporting Statement	Engineering design statement phase 2.4-2.6	NONE	27.10.2025
Supporting Statement	Engineering design statement phase 2.2-2.6	NONE	27.10.2025
Supporting Statement	Phase 2.2 Environmental Review and Remedial Strategy	NONE	27.10.2025
Supporting Statement	Phase 2.3 Environmental Review and Remedial Strategy	NONE	27.10.2025
Supporting Statement	Phase 2.4 Environmental Review and Remedial Strategy	NONE	27.10.2025
Supporting Statement	Addendum Ground Gas Assessment 1 of 3	NONE	27.10.2025
Supporting Statement	Addendum Ground Gas Assessment 2 of 3	NONE	27.10.2025
Supporting Statement	Addendum Ground Gas Assessment 3 of 3	NONE	27.10.2025
Supporting Statement	Phase 2.2 Validation Report	NONE	27.10.2025
Supporting Statement	Phase 2.2b Factual Verification Report	NONE	27.10.2025

Supporting Statement	Phase 2.3 Validation Report	NONE	27.10.2025
Supporting Statement	Phase 2.3b Factual Verification Report	NONE	27.10.2025
Supporting Statement	Phase 2.4E Validation Report	NONE	27.10.2025
Supporting Statement	Phase 2.4E East B Validation Report	NONE	27.10.2025
Supporting Statement	Phase 2.4E Snagging Letter	NONE	27.10.2025
Supporting Statement	Phase 2.4E Factual Verification Report	NONE	27.10.2025
Supporting Statement	Phase 2.4F And 2.4G Validation Report	NONE	27.10.2025
Supporting Statement	Phase 2.4F And 2.4G Factual Verification Report	NONE	27.10.2025
Supporting Statement	Phase 2.4H Validation Report	NONE	27.10.2025
Supporting Statement	Phase 2.4H Factual Verification Report	NONE	27.10.2025

Note to Applicant:
Please Note- This Discharge related to the 'Kilnwood Vale Neighbourhood Centre' Phase Only.

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