HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Phase 3DFG Within The Kilnwood Vale Development Kilnwood Level Crossing Kilnwood Lane Faygate
DESCRIPTION:	Approval of details reserved by condition 4a to approved application DC/25/2135
REFERENCE:	DISC/26/0317
RECOMMENDATION:	Modification / More Information

SUMMARY OF COMMENTS & RECOMMENDATION:

The discharge of Condition 4a cannot be recommended as conflict is noted between the lighting and landscape proposals. The proposed trees are key to the general amenity of the development, therefore amendment must be made to avoid potential or future conflict, to ensure both strategies can be delivered.

MAIN COMMENTS:

Condition 4a

No development above ground floor-slab level within sub-Phases 3D, 3F and 3G shall commence until full details of any street-furniture to be installed, which can include any lighting columns, public cycle stands and bollards have been submitted to and approved by the Local Planning Authority in writing. The development shall be implemented in accordance with the approved details.

1. Please confirm if/where low level bollards are proposed in addition to the lighting columns located in plan.
2. Amendments must be made to the lighting layout in order to avoid conflicts with proposed trees; a coordinated plan is thus recommended. Please see non-exhaustive examples below:

a. 

[LEFT] Coloured Site Layout DC/25/2135, [RIGHT] Current Layout

b. 

[LEFT] Coloured Site Layout DC/25/2135, [RIGHT] Current Layout

RECOMMENDED CONDITIONS: N/A	
NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	19/10/2026
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	19/10/2026