Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0363
Kilnwood Vale, Crawley Road, Faygate, West Sussex,

DESCRIPTION:
Approval of details reserved by condition 28 to approved application DC/15/2813 (relating to the Kilnwood Vale Neighbourhood Centre Phase Only).

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

PLANNING ASSESSMENT

Planning Application DC/15/2813 was granted consent on 28.04.2016. This permission was for the following:

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

Consent is sought to discharge the details reserved by condition 28, for the Kilnwood Vale Neighbourhood Centre phase only. The Reserved Matters for this phase are approved under DC/23/1694 but this condition is not repeated.

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.Copy full condition wording here, then explain after whether details ok or not and whether consultees are happy.

The applicants have submitted the following documents to discharge this condition:

1&2 - Preliminary Risk Assessment & Site Investigation Scheme
- Phase 2.2 Environmental Review and Remedial Strategy (11950-020216)
- Phase 2.3 Environmental Review and Remedial Strategy (11950-290716)
- Phase 2.4 Environmental Review and Remedial Strategy (11950-12052017)

- Engineering Design Statement for Phase 2.2-2.6 (2017-12-11 11950)
- Engineering Design Statement for Phase 2.4-2.6 (2019-07-02 11950)
- Earthwork Specification for Phases 2.4-2.6 (2019-04-10 RevE1)

3 - Site Investigation Results and Detailed Risk Assessment
- Neighbourhood Centre-Gas Assessment-Addendum-F1__part 1 of 3 (APP11950-23-07-25)
- Neighbourhood Centre-Gas Assessment-Addendum-F1__part 2 of 3 (APP11950-23-07-25)
- Neighbourhood Centre-Gas Assessment-Addendum-F1__part 3 of 3 (APP11950-23-07-25)

4 - Verification Plans
- Addendum to Phase 2.2B Verification Report (Campbell Reith, 21st April 2020)
- Phase 2.2B Factual Verification Report (DTR16525-2.2b Rev.6)
- Phase 2.3B Earthworks Verification Report (Campbell Reith, 19th March 2021)
- Phase 2.3B Factual Verification Report (DTR16525-2.3b Rev.7)
- Phase 2.4E Earthworks Verification Report (Campbell Reith, 22nd May 2023)
- Phase 2.4E Factual Verification Report (Campbell Reith, 10th April 2024)
- Phase 2.4E Final Report (DTR16525-2.4E Rev.05)
- Phase 2.4E Snagging Report (Dunton Environmental, 15th March 2024)
- Phase 2.4F & 2.4G Factual Verification Report (Campbell Reith, 8th December 2022)
- Phase 2.4F & 2.4G Factual Verification Report (DTR16525-2.4F/G Rev. 06)

Officers have consulted the Council's specialist Environmental Health Team on the details submitted. Initially the Officer asked for further information in relation to the ground gas assessment. Design documents were provided for the installation, monitoring and maintenance of the vent wells. Environmental Health have confirmed that they are now happy with the details provided.

Condition 28 requires a verification plan setting out the remediation strategy for the contamination assessment, with Condition 29 then providing confirmation that said remediation strategy has been undertaken. full details of the installation of the venting wells when Crest looks to discharge Condition 29 prior to occupation will be provided.

The requirements of the condition have been satisfied.

Recommendation: Application Permitted

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

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/25/0363
(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 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
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

DELEGATED

Case Officer sign/initial Kate Turner Date: 03.02.2026

Authorising Officer sign/initial Adrian Smith Date: 04/02/2026