



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0196

Kilnwood Vale Neighbourhood Centre , Faygate, Horsham , RH12 0AR,

DESCRIPTION:

Approval of details reserve by condition 5 to approved application DC/25/2158

RELEVANT PLANNING HISTORY:

DC/25/2158	Removal of Conditions 3 and 6 of previously approved application DC/23/1694 (Reserved Matters approval sought for layout, appearance, scale and access, in accordance with DC/15/2813 for the Kilnwood Vale Neighbourhood Centre, comprising of 111 residential dwellings (C3), 66 elderly care units (C2), a community building and 9no. commercial units (Class E) with associated landscaping, access and parking) relating to Water Efficiency.	Application Permitted on 10.02.2026
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PLANNING ASSESSMENT

Planning Application DC/25/2158 was granted consent on 10.02.2026. This permission was for the following:

Consent is sought to discharge the details reserved by condition 5.

Condition 5:

Pre-Commencement Slab Level Condition}: No development shall commence above ground floor-slab level, until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations, have been submitted to and approved by the Local Planning Authority in writing. The development shall be carried out as per the approved details and coordinated with the approved Landscape Masterplan (ref: DR-500 S0-P6).

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The applicants have submitted a plan entitled 'Services Location overlay (June 2026)'. The landscape officer suggested a minor modification to the submitted details. She noted that details and locations of root barriers and root strata cell modules are welcomed, but that further root strata cell modules are requested within the tree pits identified below, as the rooting medium is unlikely to be sufficient for successful establishment and longevity.

In response, the applicants have stated the following:.

'There is a precedent set elsewhere on Kilnwood Vale for trees to be planted in similarly constrained areas without the use of root cells, including along the Phase 1B access road. These trees have established successfully and there is no evidence that the absence of root cells has been detrimental to their growth. Similar planting arrangements have also previously been approved by HDC. The applicants

landscape advisor is confident that there is suitable rootable soil volume available beneath the proposed planting areas, and that root cells are not considered necessary.'

As the officer only raised a minor concern with x3 trees, and the applicant is confident that their proposed planting is adequate based on experience elsewhere on the development, on this occasion it is considered that the plan is acceptable and the condition can be discharged with no further changes required.

Recommendation: Application Permitted

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/26/0196

(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
Location plan	RM5 Services Location Overlay	DR-5701 S4-P1	22.06.2026

DELEGATED

Case Officer sign/initial Kate Turner Date: 14.09.2026

Authorising Officer sign/initial Adrian Smith Date: 15/09/2026