



Date: 26 August 2026

Our ref: 20983

Sophie Moore
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Parkside,
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Horsham,
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By email only: Planning Department, planning@horsham.gov.uk

Thank you for requesting advice on this discharge of condition from Place Services' ecological advice service. This service provides advice to planning officers to inform Horsham District Council planning decisions with regard to potential ecological impacts from development.

Application: DISC/26/0228
Location: Site Office Former Novartis Pharma Site Parsonage Road Horsham West Sussex
Proposal: Application for Approval of Details Reserved by Condition 3 (Construction Details), 4 (Underground Services), 5 (CEMP), 6 (Contamination), 8 (Bird Hazard Management Plan), 9 (No-dig details), 12 (LEAP/LAP) to approved application DC/25/0415

Thank you for consulting Place Services on the above Discharge of Condition application. We can only comment on conditions related to ecology.

Summary

Condition 5: Recommend discharge

"Pre-Commencement Condition: Other than works of site survey and investigations, no development shall commence until a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- (a) *Risk assessment of potentially damaging construction activities.*
- (b) *Identification of "biodiversity protection zones".*
- (c) *Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method*

statements e.g. for Falcon and Little Ringed Plover) and sensitive lighting scheme during construction to include measures recommended in the Preliminary Ecological Appraisal (Greengage Environmental, January 2025), Peregrine Falcon Mitigation Strategy (Greengage, September 2025), Bird Survey report final (Greengage, August 2025).

- (d) The location and timing of sensitive works to avoid harm to biodiversity features.*
- (e) The times during construction when specialist ecologists need to be present on site to oversee works.*
- (f) Responsible persons and lines of communication.*
- (g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.*
- (h) Use of protective fences, exclusion barriers and warning signs.*

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.”

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

Condition 8: Recommend discharge

Pre-Commencement Condition: Other than works of site survey and investigations, no development shall commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include details of the management of the roofs of the apartment blocks which may be attractive to nesting, roosting and 'loafing' birds. The Bird Hazard Management Plan shall be implemented as approved, upon completion of the roofs and shall remain in force for the life of the buildings. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

Reason: To manage the roofs in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and operation of London Gatwick in accordance with Policy 33 of the Horsham District Planning Framework

Comments

Condition 5:

We have reviewed Section h) Ecology Impact of the Construction Management Plan Incorporating the Project Management Plan (Lovell, July 2026) which has been submitted in order to discharge Condition 5.

We are satisfied that the submitted information includes the detail required by this condition.

Condition 8:

We have reviewed the Bird Hazard Management Plan (Greengage, July 2026). We are only commenting on this condition in relation to Peregrine Falcons, which are being mitigated for on site and are a Wildlife and Countryside Act 1981 (as amended) (WCA) Schedule 1 bird species, with additional protection against disturbance applies to this species during breeding. In terms of considerations for ensuring the Bird Hazard Management Plan (Greengage, July 2026) does not conflict with the Peregrine Falcon mitigation, and compensation measures we are satisfied sufficient information has been provided.

In terms of ecology, we are satisfied that the submitted information includes the detail required by this condition.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Condition 5. In terms of ecology only, subject to implementation in full of the submitted details, we recommend discharge of Condition 8.

Please do not hesitate to contact us if you have any queries in relation to this advice.

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Place Services at Essex County Council

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Place Services provide ecological advice on behalf of Horsham District Council.

Please note:

This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

We are unable to respond directly to applicants/agents or other interested parties. Any additional information, queries or comments on this advice that the applicant/agent or other interested parties may have, must be directed to the Planning Officer at the relevant LPA, who will seek further advice from us where appropriate.

AI may have been used in the preparation of this response, but its use will be limited to basic proof-reading, grammar, and spelling correction. This response has been reviewed by the author(s). If you have any queries, please [contact us](#) for information about our AI guidance.