



Date: 17 March 2026

Our ref: 14656

Kate Turner
Horsham District Council
Parkside,
Chart Way,
Horsham,
West Sussex
RH12 1RL

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. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.

Application: DISC/26/0043
Location: Kilnwood Vale Neighbourhood Centre Calvert Link Faygate West
Sussex RH12 0BZ
Proposal: Approval of details reserved by condition 2 to approved application
DC/23/1694

Thank you for consulting Place Services on the above Discharge of Condition application.

Summary

Condition 2: Recommend discharge from an ecological perspective

Pre-Commencement Condition: The development hereby permitted shall not be commenced until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the management of any flat / shallow pitched / green roofs on any proposed buildings which may be attractive to birds. The plan shall be implemented as approved and remain in force thereafter.

Reason: As this matter is fundamental to enable the Local Planning Authority to minimise potential danger to aircraft from bird hazards in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Comments

We have reviewed the Bird Hazard Management Plan (EPR, January 2026), which has been submitted in order to discharge Condition 2.

We note that Sections 3.8 and 3.9 of the Bird Hazard Management Plan (EPR, January 2026) describes how the specifications of the houses and apartments will deter birds which are likely to post high bird-strike risk, in particular enclosed loft spaces and the lack of flat, shallow-pitched or green roof areas. We also note the landscape planting in Sections 3.10 to 3.13 of the Bird Hazard Management Plan (EPR, January 2026) which has been designed to limit attractiveness to birds and the lack of any permanent water bodies.

From an ecological perspective, 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 2 from an ecological perspective.

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

Hayley Dean MCIEEM MSc BSc (Hons)

Senior Ecological Consultant

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.